Chapter 11: Procedures Article 3: Land Development Terms Division 1: Definitions

§113.0103 Definitions

Abutting property through shared parking [No change in text.]

Shopkeeper unit means a dwelling unit with both living quarters and commercial space that meets all occupancy separation requirements of the Building Code, where the commercial use is located on the ground floor and operated by the resident of the dwelling unit.

Side street through yard [No change in text.]

Chapter 11: Procedures Article 3: Land Development Procedures Division 2: Rules for Calculation and Measurement

113.0270 Measuring Structure Height

- (a) Structure Height of Buildings and Structures (Excluding Fences, Retaining Walls, or Signs)
 - (1) through (4) [No change in text.]
 - (5) Structures excluded from the measurement of *structure height*

Uninhabited roof-top *structures* up to 15 feet in height that conceal mechanical equipment, elevators, stair overruns; *structures* that enhance outdoor common space; and *fencing* that has at least 75 percent of its surface area open to light are not included in the calculation of *structure height* for *development* in accordance with the following:

- (A) The *development* is not located within the Coastal Height Limit Overlay Zone,
- (B) The *structure height*, not inclusive of the exemptions permitted in Section 113.0270(a)(5) is 45 feet or greater,
- (C) The *development* is a commercial and residential mixed use project, and

(D) The structures that conceal mechanical equipment, elevators, and stair overruns do not project above a 45-degree plane inclined inward from the top of the parapet(s).

Chapter 13: Zones
Article 1: Base Zones
Division 4: Open Space Base Zones

§131.0222 Use Regulations Table for Open Space Zones

The uses allowed in the open space zones are shown in Table 131-02B.

Legend for Table 131-02B

[No change in text.]

Table 131-02B Use Regulations Table of Open Space Zones

Use Categories/Subcategories [See Section 131.0112 for an explanation and	Zone Designator			Zon	es	
descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	1st & 2nd >>	OP-		OC-	OR ⁽¹⁾ -	OF ⁽¹¹⁾ -
	3rd >>	1-	2-	1-	1-	1-
	4th >>	1	1	1	1 2	1
Open Space through Rooming House [No change in to	ext.]		[N	lo change	in text.]	
Shopkeeper Units				1	=	=
Single Dwelling Units through Separately Regulated Signs Uses, Theater Marquees – [No change in text.]			[N	lo change	in text.]	

Footnotes for Table 131-02B [No change in text.]

Chapter 13: Zones
Article 1: Base Zones
Division 4: Agricultural Base Zones

§131.0322 Use Regulations Table for Agricultural Zones

The uses allowed in the agricultural zones are shown in Table 131-03B.

Legend for Table 131-03B

[No change in text.]

Table 131-03B

Use Regulations Table of Agricultural Zones

Use Categories/Subcategories	Zone	Zones				
[See Section 131.0112 for an explanation and	Designator					
descriptions of the Use Categories,	1st & 2nd >>	A	AG 1-		AR	
Subcategories, and Separately Regulated	3rd >>	1			1-	
Uses]	4th >>	1	2	1	2	
Open Space through Rooming House [No change in	text.]		[No cl	nange i	n text.]	
Shopkeeper Units			<u>-</u>		<u> </u>	
Single Dwelling Units through Separately Regulated Signs Uses,			[No change in text.]			
Theater <i>Marquees</i> – [No change in text.]	Theater Marquees – [No change in text.]					

Footnotes for Table 131-03B [No change in text.]

Chapter 13: Zones Article 1: Base Zones Division 4: Residential Base Zones

§131.0401 Purpose of Residential Zones

The purpose of the residential zones is to provide for areas of residential *development* at various specified densities throughout the City. The residential zones are intended to accommodate a variety of housing types and to encourage the provision of housing for all citizens of San Diego. It is also intended that the residential zones reflect desired *development* patterns in existing neighborhoods while accommodating the need for future growth.

§131.0402 Purpose of the RE (Residential--Estate) Zones

- (a) The purpose of the RE zones is to provide for *single dwelling units* on large *lots* with some accessory agricultural uses. It is intended that this zone be applied to areas that are rural in character, where the retention of low *density* residential *development* is desired.
- (b) The RE zones are differentiated based upon applicable development regulations as follows:
 - RE-1-1 requires *development* on minimum 10-acre *lots*
 - RE-1-2 requires *development* on minimum 5-acre *lots*
 - RE-1-3 requires *development* on minimum 1-acre *lots*

§131.0403 Purpose of the RS (Residential--Single Unit) Zones

(a) The purpose of the RS zones is to provide appropriate regulations for the *development* of *single dwelling units* that accommodate a variety of *lot* sizes and residential dwelling types and which promote neighborhood quality, character, and livability. It is intended that these zones provide for flexibility

- in development regulations that allow reasonable use of property while minimizing adverse impacts to adjacent properties.
- (b) The RS zones are differentiated based on the minimum *lot* size and whether the *premises* is located in an *Urbanized Community* or a *Planned Urbanized Community* or *Proposition A Lands*, as follows:
 - (1) Urbanized Communities
 - RS-1-1 requires minimum 40,000-square-foot *lots*
 - RS-1-2 requires minimum 20,000-square-foot *lots*
 - RS-1-3 requires minimum 15,000-square-foot *lots*
 - RS-1-4 requires minimum 10,000-square-foot *lots*
 - RS-1-5 requires minimum 8,000-square-foot *lots*
 - RS-1-6 requires minimum 6,000-square-foot *lots*
 - RS-1-7 requires minimum 5,000-square-foot *lots*
 - (2) Planned Urbanized Communities or Proposition A Lands
 - RS-1-8 requires minimum 40,000-square-foot *lots*
 - RS-1-9 requires minimum 20,000-square-foot *lots*
 - RS-1-10 requires minimum 15,000-square-foot *lots*
 - RS-1-11 requires minimum 10,000-square-foot *lots*
 - RS-1-12 requires minimum 8,000-square-foot *lots*
 - RS-1-13 requires minimum 6,000-square-foot *lots*
 - RS-1-14 requires minimum 5,000-square-foot *lots*

§131.0404 Purpose of the RX (Residential--Small Lot) Zones

- (a) The purpose of the RX zones is to provide for both attached and detached *single dwelling units* on smaller *lots* than are required in the RS zones. It is intended that these zones provide an alternative to *multiple dwelling unit developments* where *single dwelling unit developments* could be developed at similar densities. The RX zone provides for a wide variety of residential *development* patterns.
- (b) The RX zones are differentiated based on the minimum *lot* size as follows:
 - RX-1-1 requires minimum 4,000-square-foot *lots*
 - RX-1-2 requires minimum 3,000-square-foot *lots*

§131.0405 Purpose of the RT (Residential--Townhouse) Zones

(a) The purpose of the RT zones is to provide for attached, single-dwelling unit residential *development* on small *lots* with *alley* access. It is intended that these zones provide for more urbanized, single-unit living at densities that are historically more typical of multiple-unit zones. The RT zones provide transition opportunities between single-unit neighborhoods and higher *density* multiple-unit neighborhoods and in some instances may replace multiple-unit zones at similar densities. The RT zones are intended to be applied on

subdivided blocks with *alleys* that are within or close to highly urbanized areas, *transit areas*, and redevelopment areas.

- (b) The RT zones are differentiated based on the minimum *lot* size as follows:
 - RT-1-1 requires minimum 3,500-square-foot *lots*
 - RT-1-2 requires minimum 3,000-square-foot *lots*
 - RT-1-3 requires minimum 2,500-square-foot *lots*
 - RT-1-4 requires minimum 2,200-square-foot *lots*
 - RT-1-5 requires minimum 1,600-square-foot *lots*

§131.0406 Purpose of the RM (Residential--Multiple Unit) Zones

- (a) The purpose of the RM zones is to provide for *multiple dwelling unit development* at varying densities. The RM zones individually accommodate *developments* with similar densities and characteristics. Each of the RM zones is intended to establish *development* criteria that consolidates common development regulations, accommodates specific dwelling types, and responds to locational issues regarding adjacent land uses.
- (b) The RM zones are differentiated based on the uses allowed and the permitted *density* as follows:
 - (1) The following zones permit lower *density multiple dwelling units* with some characteristics of *single dwelling units*:
 - RM-1-1 permits a maximum *density* of 1 dwelling unit for each 3,000 square feet of *lot* area
 - RM-1-2 permits a maximum *density* of 1 dwelling unit for each 2,500 square feet of *lot* area
 - RM-1-3 permits a maximum *density* of 1 dwelling unit for each 2,000 square feet of lot area
 - (2) The following zones permit medium *density multiple dwelling units*:
 - RM-2-4 permits a maximum *density* of 1 dwelling unit for each 1,750 square feet of *lot* area
 - RM-2-5 permits a maximum *density* of 1 dwelling unit for each 1,500 square feet of *lot* area
 - RM-2-6 permits a maximum *density* of 1 dwelling unit for each 1,250 square feet of lot area
 - (3) The following zones permit medium *density multiple dwelling units* with limited commercial uses:
 - RM-3-7 permits a maximum *density* of 1 dwelling unit for each 1,000 square feet of *lot* area
 - RM-3-8 permits a maximum *density* of 1 dwelling unit for each 800 square feet of *lot* area

- RM-3-9 permits a maximum *density* of 1 dwelling unit for each 600 square feet of lot area
- (4) The following zones permit urbanized, high *density multiple dwelling units* with limited commercial uses:
 - RM-4-10 permits a maximum *density* of 1 dwelling unit for each 400 square feet of *lot* area
 - RM-4-11 permits a maximum *density* of 1 dwelling unit for each 200 square feet of lot area
- (5) RM-5-12 permits visitor accommodations or medium *density multiple dwelling units* at a maximum *density* of 1 dwelling unit for each 1,000 square feet of lot area.

§131.0415 Where Residential Zones Apply

On the effective date of Ordinance O-18691, all residential zones that were established in Municipal Code Chapter 10, Article 1, Division 4 were amended and replaced with the base zones established in this division.

§131.0420 Use Regulations of Residential Zones

The regulations of Section 131.0422 apply in the residential zones unless where indicated in Table 131-04B.

- (a) The uses permitted in any residential zone may be further limited by the following:
 - (1) Section 131.0423 (Additional Use Regulations of Residential Zones);
 - (2) Use limitations applicable to the Airport Land Use Compatibility Overlay Zone (Chapter13, Article, Division12);
 - (3) The presence of if *environmentally sensitive lands*, pursuant to Chapter 14, Article 3, Division 1 (Environmentally Sensitive Lands Regulations).
 - (4) Any other applicable provision of the San Diego Municipal Code.
- (b) Within the residential zones, no *structure* or improvement, or portion thereof, shall be constructed, established, or altered, nor shall any *premises* be used or maintained except for one or more of the purposes or activities listed in Table 131-04B. It is unlawful to establish, maintain, or use any *premises* for any purpose or activity not listed in this section or Section 131.0422.

- (c) All uses or activities permitted in the residential zones shall be conducted entirely within an enclosed building unless the use or activity is traditionally conducted outdoors.
- (d) Accessory uses in the residential zones may be permitted in accordance with Section 131.0125.
- (e) Temporary uses may be permitted in the residential zones for a limited period of time with a Temporary Use Permit in accordance with Chapter 12, Article 3, Division 4.
- (f) For any use that cannot be readily classified, the City Manager shall determine the appropriate use category and use subcategory pursuant to Section 131.0110.

§131.0422 Use Regulations Table for Residential Zones

The uses allowed in the residential zones are shown in the Table 131-04B.

Legend for Table 131-04B

Symbol In	Description Of Symbol					
Table 131-04B						
P	Use or use category is permitted. Regulations pertaining to a					
	specific use may be referenced.					
L	Use is permitted with limitations, which may include location					
	limitations or the requirement for a use or development permit.					
	egulations are located in Chapter 14, Article 1 (Separately					
	Regulated Use Regulations).					
N	Neighborhood Use Permit Required. Regulations are located in					
	Chapter 14, Article 1 (Separately Regulated Use Regulations).					
С	Conditional Use Permit Required. Regulations are located in					
	Chapter 14, Article 1 (Separately Regulated Use Regulations).					
-	Use or use category is not permitted.					

Table 131-04B Use Regulations Table of Residential Zones

Use Categories/ Subcategories	Zone	Zones						
[See Section 131.0112 for an	Designator							
explanation and descriptions of	1st & 2nd >>	RE-	RS-	RX	RT-			
the Use Categories,				-				
Subcategories, and Separately	3rd >>	1-	1-	1-	1-			
Regulated Uses]	4th >>	1 2 3	1 2 3 4 5 6 7 8 9 10 11 12 13 14	1 2	1 2 3 4 <u>5</u>			
Open Space								
Active Recreation		P	P	P	P			

Use Categories/ Subcategories	Zone		Zones		
[See Section 131.0112 for an	Designator				
explanation and descriptions of	1st & 2nd >>	RE-	RS-	RX	RT-
the Use Categories,				_	
Subcategories, and Separately	3rd >>	1-	1-	1-	1-
Regulated Uses]			1 2 3 4 5 6 7 8 9 10 11 12 13 14		1 2 3 4 5
Passive Recreation	.,,,,	P	Р	Р	P
Natural Resources Preservation	1	P	P	P	P
Park Maintenance Facilities		_	-	-	-
Agriculture					
Agricultural Processing		_	-	_	-
Aquaculture Facilities		_	-	_	-
Dairies		_	-	_	
Horticulture Nurseries & Green	nhouses	_		_	_
Raising & Harvesting of Crops	inouses	${\bf p}^{(3)}$		_	_
Raising, Maintaining & Keepin	g of Animals	$P^{(3)(98)}$	_		_
Separately Regulated Agricultu	8 01 111111111				_
Agricultural Equipment Repair					_
Commercial Stables	ынорь	_		<u> </u>	_
Community Gardens		N	N	N	N
Equestrian Show & Exhibition	Engilities	11	IN.	11	11
Open Air Markets for the Sale			-	-	-
Agriculture-Related Products &			-	-	-
Residential	riowers				
Mobilehome Parks			$P^{(1)}$	$P^{(1)}$	<u> </u>
Multiple Dwelling Units		-	<u> </u>		_
Rooming House [See Section					_
131.0112(a)(3)(A)]		-		_	-
Shopkeeper Units			=	=	-
Single Dwelling Units		P	P	P	P
Separately Regulated Residentia	al Uses				•
Boarder & Lodger Accommod	ations	L	L	L	L
Companion Units		L	L	L	L
Employee Housing:					
6 or Fewer Employees		-	-	-	-
12 or Fewer Employees	7	_	-	-	-
Greater than 12 Employees	7	_	-	-	-
Fraternities, Sororities and Stud	dent	_	-	-	-
Dormitories					
Garage, Yard, & Estate Sales		L	L	L	L
Guest Quarters		L	L	L	-
Home Occupations		L	L	L	L
Housing for Senior Citizens		C	C	C	C
Live/Work Quarters		-	-	-	-
Residential Care Facilities:				<u> </u>	1
6 or Fewer Persons		P	P	P	P
7 or More Persons		C	C	C	C
/ Of More I crooms					C

Use Categories/ Subcategories [See Section 131.0112 for an	Zone		Zones		
explanation and descriptions of	Designator		D.C.	DX	D.T.
the Use Categories,	1st & 2nd >>	KE-	RS-	RX	RT-
Subcategories, and Separately	2.1			-	4
Regulated Uses]	3rd >>		1-	1-	1-
	4th >>	1 2 3	1 2 3 4 5 6 7 8 9 10 11 12 13 14	1 2	1 2 3 4 <u>5</u>
Transitional Housing:					
6 or Fewer Persons		P	Р	P	P
7 or More Persons		C	С	C	C
Watchkeeper Quarters		-	-	-	-
Institutional					
Churches & Places of Religious A	ssembly	-	-	-	-
Separately Regulated Institution	nal Uses				
Airports		1	-	-	1
Botanical Gardens & Arboretus	ms	C	C	C	С
Cemeteries, Mausoleums, Cren	natories	-	-	-	-
Correctional Placement Center	S	-	-	-	-
Educational Facilities:					
Kindergarten through Grade	2 12	С	С	С	С
Colleges / Universities		С	С	С	С
Vocational / Trade School		-	-	-	-
Energy Generation & Distribut	on Facilities		-	-	-
Exhibit Halls & Convention Fa		-		-	-
Flood Control Facilities		L	L	L	L
Historical Buildings Used for P	urposes Not	C	С	С	С
Otherwise Allowed	*				
Homeless Facilities:					
Congregate Meal Facilities		-	-	-	-
Emergency Shelters		-	-	-	-
Homeless Day Centers			-	-	-
Hospitals, Intermediate Care Fa	cilities &	-	-	-	-
Nursing Facilities					
Interpretive Centers		-	-	-	-
Museums		С	С	С	С
Major Transmission, Relay, or		-	-	-	-
Communications Switching Sta	tions				
Satellite Antennas		L	L	L	L
Social Service Institutions		-	-	-	-
Wireless communication facility	v:				
Wireless communication fac	rility in the	L	L	L	L
public right-of-way with sul					
equipment adjacent to a nor	-residential				
use					
Wireless communication fac		N	N	N	N
public right-of-way with sul					
equipment adjacent to a resi	dential use				

Use Categories/ Subcategories	Zone		Zones		
[See Section 131.0112 for an	Designator			_	
explanation and descriptions of	1st & 2nd >>	RE-	RS-	RX	RT-
the Use Categories,				-	
Subcategories, and Separately	3rd >>		1-	1-	1-
Regulated Uses]	4th >>	1 2 3	1 2 3 4 5 6 7 8 9 10 11 12 13 14	1 2	1 2 3 4 5
Wireless communication fac		С	С	C	C
public right-of-way with abo	ove ground				
equipment					
Wireless communication fac	cility outside	С	C	C	С
the public right-of-way					
Retail Sales				1	
Building Supplies & Equipment		-	-	-	-
Food, Beverages and Groceries	10	-		-	-
Consumer Goods, Furniture, Ap	opnances,	- 1		-	-
Equipment Pets & Pet Supplies					
Sundries, Pharmaceuticals, & C	onvenience		-	_	-
Sales	onvemence	-		_	-
Wearing Apparel & Accessories		_	-	_	_
Separately Regulated Sales Uses					
Agriculture Related Supplies &		-	-	-	-
Alcoholic Beverage Outlets		-	-	-	-
Farmers' Markets					
Weekly Farmers' Markets		-	-	-	-
Daily Farmers' Market Stands	5	-	-	-	-
Plant Nurseries		-	-	-	-
Retail Farms		-	-	-	-
Swap Meets & Other Large Ou	tdoor Retail	-	-	-	-
Facilities					
Commercial Services				ı	
Building Services		-	-	-	-
Business Support		-	-	-	-
Eating & Drinking Establishmen	nts	-	-	-	-
Financial Institutions Funancial St. Martuany Sarvings		-	-	-	-
Funeral & Mortuary Services Instructional Studios		-	-	-	-
Maintenance & Repair		<u>-</u>	-	_	-
Off-Site Services		-		-	-
Personal Services			<u>-</u>	-	
Radio & Television Studios		_	-	_	_
Assembly & Entertainment		_	-	_	_
Visitor Accommodations		_	-	-	-
Separately Regulated Commerce	ial Services			1	
Uses					
Adult Entertainment Establishn	nents:				
Adult Book Store		_	-	-	-

Use Categories/ Subcategories	Zone		Zones		
[See Section 131.0112 for an	Designator			1	
explanation and descriptions of	1st & 2nd >>	RE-	RS-	RX	RT-
the Use Categories,				-	
Subcategories, and Separately	3rd >>		1-	1-	1-
Regulated Uses]	4th >>	1 2 3	1 2 3 4 5 6 7 8 9 10 11 12 13 14	1 2	1 2 3 4 5
Adult Cabaret		-	-	-	-
Adult Drive-In Theater		1	-	-	-
Adult Mini-Motion Picture	Theater	-	-	-	-
Adult Model Studio		-	-	-	-
Adult Motel		-	-	-	-
Adult Motion Picture Theat	er	-	-	-	-
Adult Peep Show Theater		-	-	-	-
Adult Theater		_		_	_
Body Painting Studio		-		_	_
Massage Establishment		-	_	_	_
Sexual Encounter Establish	ment	+	_		_
Bed & Breakfast Establishmen			-	_	-
1-2 Guest Rooms	ıs.	N	N	N	
3-5 Guest Rooms		N	C	C	
				C	-
6+ Guest Rooms		C	С	-	-
Boarding Kennels/Pet Day Care	2	-	-	-	-
Camping Parks		-	_	-	-
Child Care Facilities:				T	
Child Care Centers		C	С	С	С
Large Family Child Care He		L	L	L	L
Small Family Child Care He		L	L	L	L
Eating and Drinking Establishn		-	-	-	-
Abutting Residentially Zoned F	roperty				
Fairgrounds		-	-	-	-
Golf Courses, Driving Ranges,	and Pitch &	C	С	C	C
Putt Courses					
Helicopter Landing Facilities		-	-	-	-
Massage Establishments, Speci	alized	-	-	-	-
Practice					
Medical Marijuana Consumer	Cooperatives	-	-	-	-
Mobile Food Trucks		ı	-	-	-
Nightclubs & Bars over 5,000 square feet in		1	-	-	-
size					
Parking Facilities as a <i>Primary</i>	Use:				
Permanent Parking Facilitie	S	ı	-	-	-
Temporary Parking Facilities	es	-	-	-	-
Private Clubs, Lodges and Fraternal		-	-	-	-
Organizations					
Privately Operated, Outdoor Re		-	-	-	-
Facilities over 40,000 square for					
Pushcarts:					

Use Categories/ Subcategories	Zone		Zones		
[See Section 131.0112 for an	Designator				
explanation and descriptions of	1st & 2nd >>	RE-	RS-	RX	RT-
the Use Categories,				-	
Subcategories, and Separately	3rd >>	1-	1-	1-	1-
Regulated Uses]	4th >>	1 2 3	1 2 3 4 5 6 7 8 9 10 11 12 13 14	1 2	1 2 3 4 5
Pushcarts on Private Proper		-	-	-	-
Pushcarts in <i>public right-of-</i>		-	-	-	-
Recycling Facilities:	·				
Large Collection Facility		-	-	_	-
Small Collection Facility		-	-	_	-
Large Construction & Demo	olition Debris	-	-	-	-
Recycling Facility					
Small Construction & Demo	olition Debris	-		-	-
Recycling Facility					
Drop-off Facility		-	-	-	-
Green Materials Compostin	g Facility	-	-	-	-
Mixed Organic Composting	· -	-	-	-	-
Large Processing Facility A		-	-	-	-
Least 98% of Total Annual					
Recyclables from Commerc	ial &				
Industrial Traffic					
Large Processing Facility A	accepting All	-	-	-	-
Types of Traffic					
Small Processing Facility A		-	-	-	-
Least 98% of Total Annual					
Recyclables From Commerc	cial &				
Industrial Traffic	111				
Small Processing Facility A	accepting All	•	-	-	-
Types of Traffic					
Reverse Vending Machines		-	-	-	-
Tire Processing Facility Sidewalk Cafes		-	<u>-</u>	-	-
		-	-	-	-
Sports Arenas & Stadiums	- 5 000	-	<u>-</u>		-
Theaters that are outdoor or ove square feet in size	er 5,000	-	-	-	-
Urgent Care Facilities					
Veterinary Clinics & Animal H	og nit olg	-	<u>-</u>	-	-
Zoological Parks	ospitais	-	-		-
Offices		-	-		-
Business & Professional					
Government		-	<u>-</u>	-	-
Medical, Dental, & Health Pract	itionor	_	-	-	-
Regional & Corporate Headqua		-	<u>-</u>	H <u>-</u>	
9 1				\vdash	
Separately Regulated Office Use Real Estate Sales Offices & Mo		L	Ť	L	T
		L	L	L	L
Sex Offender Treatment & Cour	nsenng	-	-	-	-

Vehicle & Vehicular Equipment Sales & Service Commercial Vehicle Repair & Maintenance Commercial Vehicle Sales & Rentals Personal Vehicle Repair & Maintenance Personal Vehicle Sales & Rentals	Ugo Cotogonica/ Subsets assiste	7		7		
State Separate Supplies Sales & Rentals Separately Regulated Vehicle Repair & Maintenance Separately Regulated Uses Subcategories, and Separately Regulated Uses Service Ser				Zones		
the Use Categories, Subcategories, and Separately Regulated Uses 3rd >> 1. 1. 1. 1. 1. 1. 1. 1	-					
Subcategories, and Separately Regulated Uses 3rd >> 1		1st & 2nd >>	RE-	RS-	KX	RT-
Regulated Uses Ath > 12 3 12 3 4 5 6 7 8 9 10 11 12 13 14 1 2 1 2 3 4 5 8					-	
Separately Regulated Wholesale, Distribution, Storage Equipment & Maintenancy Separately Regulated Wholesale, Distribution, Storage Separately Regulated Wholesale, Distribution, Storage Impound Storage Yards Separately Regulated Wholesale, Distribution, Storage Impound Storage Yards Separately Regulated Wholesale, Distribution Separately Regulated Wholesale, Distribution Separately Regulated Wholesale, Distribution Separately Regulated Wholesale, Distribution, Storage Separately Regulated Wholesale, Distribution, Storage Separately Regulated Wholesale, Distribution Separately Regulated Wholesale, Distribution Separately Regulated Wholesale, Distribution Separately Regulated Wholesale, Distribution Separately Regulated Wholesale, Distribution, Storage Impound Storage Yards Separately Regulated Wholesale, Distribution, Storage Impound Storage Yards Separately Regulated Wholesale, Distribution, Storage Impound Storage Yards Separately Regulated Mulaterial Storage Yards Separately Regulated Storage Yards Separately Regulated Regulated Regulated Storage Yards Separately Regulated Regulated Storage Yards Separately Regulated Regulated Regulated Storage Yards Separately Regulated Regulated Storage Yards Separately Regulated Regulated Storage Yards Separately Regulated Regulated Regulated Storage Yards Separately Regulated						
Service Commercial Vehicle Repair & Maintenance Commercial Vehicle Sales & Rentals Personal Vehicle Repair & Maintenance Personal Vehicle Sales & Rentals Vehicle Equipment & Supplies Sales & Rentals Separately Regulated Vehicle & Vehicular Equipment Sales & Service Uses Automobile Service Stations Outdoor Storage & Display of New, Unregistered Motor Vehicles as a Primary Use Wholesale, Distribution, Storage Equipment & Materials Storage Yards Moving & Storage Facilities Warehouses Warehouses Warehouses Impound Storage Yards Junk Yards Temporary Construction Storage Yards Industrial Heavy Manufacturing Heavy Manufacturing Adainate Heavy Manufacturing Marine Industry Research & Development Trucking & Transportation Terminals Separately Regulated Industrial Uses Hazardous Waste Research Facility Marine Related Uses Within the Coastal Overlay Zone Mining and Extractive Industries	Regulated Oses]	4th >>	1 2 3	1 2 3 4 5 6 7 8 9 10 11 12 13 14	1 2	1 2 3 4 <u>5</u>
Commercial Vehicle Repair & Maintenance Commercial Vehicle Sales & Rentals Personal Vehicle Repair & Maintenance Personal Vehicle Repair & Maintenance Personal Vehicle Sales & Rentals Vehicle Equipment & Supplies Sales & Rentals Separately Regulated Vehicle & Vehicular Equipment Sales & Service Uses Automobile Service Stations Outdoor Storage & Display of New, Unregistered Motor Vehicles as a Primary Use Wholesale, Distribution, Storage Equipment & Materials Storage Yards Moving & Storage Facilities Warehouses Wholesale Distribution Separately Regulated Wholesale, Distribution, Storage Impound Storage Yards Junk Yards Temporary Construction Storage Yards located off-site Industrial Heavy Manufacturing Light Manufacturing Marine Industry Research & Development Trucking & Transportation Terminals Separately Regulated Industrial Uses Hazardous Waste Research Facility Marine Related Uses Within the Coastal Overlay Zone Mining and Extractive Industries	Vehicle & Vehicular Equipment S	Sales &				
Commercial Vehicle Sales & Rentals Personal Vehicle Repair & Maintenance Personal Vehicle Sales & Rentals Vehicle Equipment & Supplies Sales & Rentals Separately Regulated Vehicle & Vehicular Equipment Sales & Service Uses Automobile Service Stations Outdoor Storage & Display of New, Unregistered Motor Vehicles as a Primary Use Wholesale, Distribution, Storage Equipment & Materials Storage Yards Moving & Storage Facilities Warehouses Warehouses Impound Storage Impound Storage Impound Storage Yards Junk Yards Temporary Construction Storage Yards Industrial Heavy Manufacturing Heavy Manufacturing	Service					
Personal Vehicle Repair & Maintenance	Commercial Vehicle Repair & N	Maintenance	-	-	ı	ı
Personal Vehicle Sales & Rentals Vehicle Equipment & Supplies Sales &	Commercial Vehicle Sales & Re	ntals	-	-	-	ı
Vehicle Equipment & Supplies Sales & Rentals Separately Regulated Vehicle & Vehicular Equipment Sales & Service Uses Automobile Service Stations Outdoor Storage & Display of New, Unregistered Motor Vehicles as a Primary Use Wholesale, Distribution, Storage Equipment & Materials Storage Yards Moving & Storage Facilities Warehouses Warehouses Wholesale Distribution Separately Regulated Wholesale, Distribution, Storage Impound Storage Yards Temporary Construction Storage Yards located off-site Industrial Heavy Manufacturing Heavy Manufacturing Marine Industry Research & Development Trucking & Transportation Terminals Separately Regulated Industrial Uses Hazardous Waste Research Facility Marine Related Uses Within the Coastal Overlay Zone Mining and Extractive Industries	Personal Vehicle Repair & Main	ntenance	-	-	-	-
Rentals Separately Regulated Vehicle & Vehicular Equipment Sales & Service Uses Automobile Service Stations Outdoor Storage & Display of New, Unregistered Motor Vehicles as a Primary Use Wholesale, Distribution, Storage Equipment & Materials Storage Yards Moving & Storage Facilities Warehouses Wholesale Distribution Separately Regulated Wholesale, Distribution, Storage Impound Storage Yards Junk Yards Temporary Construction Storage Yards located off-site Industrial Heavy Manufacturing Heavy Manufacturing Light Manufacturing Trucking & Transportation Terminals Separately Regulated Industrial Uses Hazardous Waste Research Facility Hazardous Waste Treatment Facility Hazardous Waste Treatment Facility Marine Related Uses Within the Coastal Overlay Zone Mining and Extractive Industries	Personal Vehicle Sales & Rental	s	-	-	-	-
Separately Regulated Vehicle & Vehicular Equipment Sales & Service Uses Automobile Service Stations Outdoor Storage & Display of New, Unregistered Motor Vehicles as a Primary Use Wholesale, Distribution, Storage Equipment & Materials Storage Yards Moving & Storage Facilities Warehouses Warehouses Wholesale Distribution Separately Regulated Wholesale, Distribution, Storage Impound Storage Yards Temporary Construction Storage Yards located off-site Industrial Heavy Manufacturing Light Manufacturing Light Manufacturing Trucking & Transportation Terminals Separately Regulated Industrial Uses Hazardous Waste Research Facility Marine Related Uses Within the Coastal Overlay Zone Mining and Extractive Industries	Vehicle Equipment & Supplies S	Sales &	-	-	-	-
Equipment Sales & Service Uses Automobile Service Stations	Rentals					
Automobile Service Stations						
Outdoor Storage & Display of New, Unregistered Motor Vehicles as a Primary Use Wholesale, Distribution, Storage Equipment & Materials Storage Yards Moving & Storage Facilities Warehouses Wholesale Distribution Separately Regulated Wholesale, Distribution, Storage Impound Storage Yards Junk Yards Temporary Construction Storage Yards located off-site Industrial Heavy Manufacturing Light Manufacturing Marine Industry Research & Development Trucking & Transportation Terminals Separately Regulated Industrial Uses Hazardous Waste Research Facility Marine Related Uses Within the Coastal Overlay Zone Mining and Extractive Industries		S				
Unregistered Motor Vehicles as a Primary Use Wholesale, Distribution, Storage Equipment & Materials Storage Yards	Automobile Service Stations		-	-	-	-
Wholesale, Distribution, Storage Equipment & Materials Storage Yards Moving & Storage Facilities Wholesale Distribution Separately Regulated Wholesale, Distribution, Storage Impound Storage Yards Junk Yards Temporary Construction Storage Yards located off-site Industrial Heavy Manufacturing Heavy Manufacturing Marine Industry Research & Development Trucking & Transportation Terminals Separately Regulated Industrial Uses Hazardous Waste Research Facility Marine Related Uses Within the Coastal Overlay Zone Mining and Extractive Industries			-	-	-	-
Wholesale, Distribution, Storage Equipment & Materials Storage Yards Moving & Storage Facilities Warehouses Wholesale Distribution Separately Regulated Wholesale, Distribution, Storage Impound Storage Yards Junk Yards Temporary Construction Storage Yards located off-site Industrial Heavy Manufacturing Heavy Manufacturing Light Manufacturing Marine Industry Research & Development Trucking & Transportation Terminals Separately Regulated Industrial Uses Hazardous Waste Research Facility Marine Related Uses Within the Coastal Overlay Zone Mining and Extractive Industries	· ·	s a <i>Primary</i>				
Equipment & Materials Storage Yards Moving & Storage Facilities Warehouses Wholesale Distribution Separately Regulated Wholesale, Distribution, Storage Impound Storage Yards Junk Yards Temporary Construction Storage Yards located off-site Industrial Heavy Manufacturing Light Manufacturing Marine Industry Research & Development Trucking & Transportation Terminals Separately Regulated Industrial Uses Hazardous Waste Research Facility Marine Related Uses Within the Coastal Overlay Zone Mining and Extractive Industries						
Moving & Storage Facilities						
Warehouses	- 1	Yards	-	-	-	-
Wholesale Distribution - - - Separately Regulated Wholesale, Distribution, Storage - - - - Impound Storage Yards - - - - - Junk Yards -<			-	-	-	-
Separately Regulated Wholesale, Distribution, Storage Impound Storage Yards - - - -			-	-	-	-
Distribution, Storage Impound Storage Yards - - - - - - - - -				-	-	-
Impound Storage Yards		e ,				
Junk Yards						
Temporary Construction Storage Yards - - - - Industrial Heavy Manufacturing - - - Light Manufacturing - - - Marine Industry - - - Research & Development - - - Trucking & Transportation Terminals - - - Separately Regulated Industrial Uses Hazardous Waste Research Facility - - - Marine Related Uses Within the Coastal - - - Overlay Zone Mining and Extractive Industries - - -			-	-	-	-
Industrial Heavy Manufacturing - - - -			-	-	-	-
Industrial Heavy Manufacturing - - - - -		ge Yards	-	-	-	-
Heavy Manufacturing Light Manufacturing Marine Industry Research & Development Trucking & Transportation Terminals Separately Regulated Industrial Uses Hazardous Waste Research Facility Marine Related Uses Within the Coastal Overlay Zone Mining and Extractive Industries						
Light Manufacturing Marine Industry Research & Development Trucking & Transportation Terminals Separately Regulated Industrial Uses Hazardous Waste Research Facility Hazardous Waste Treatment Facility Marine Related Uses Within the Coastal Overlay Zone Mining and Extractive Industries						
Marine Industry - - - Research & Development - - - Trucking & Transportation Terminals - - - Separately Regulated Industrial Uses Hazardous Waste Research Facility - - - Hazardous Waste Treatment Facility - - - Marine Related Uses Within the Coastal Overlay Zone - - - Mining and Extractive Industries - - -			-	-	-	-
Research & Development			-	-	-	-
Trucking & Transportation Terminals Separately Regulated Industrial Uses Hazardous Waste Research Facility Hazardous Waste Treatment Facility Marine Related Uses Within the Coastal Overlay Zone Mining and Extractive Industries			-	-	-	-
Separately Regulated Industrial Uses Hazardous Waste Research Facility Hazardous Waste Treatment Facility Marine Related Uses Within the Coastal Overlay Zone Mining and Extractive Industries			-	-	-	-
Hazardous Waste Research Facility Hazardous Waste Treatment Facility Marine Related Uses Within the Coastal Overlay Zone Mining and Extractive Industries			-	-	-	-
Hazardous Waste Treatment Facility - - - Marine Related Uses Within the Coastal Overlay Zone - - - Mining and Extractive Industries - - -						
Marine Related Uses Within the Coastal Overlay Zone Mining and Extractive Industries		•	-	-	-	-
Overlay Zone Mining and Extractive Industries			-	-	-	-
Mining and Extractive Industries		e Coastal	-	-	-	-
· · · · · · · · · · · · · · · · · · ·	-					
Newspaper Publishing Plants		es	-	<u>-</u>	-	-
	Newspaper Publishing Plants		-	-	-	-

Use Categories/ Subcategories [See Section 131.0112 for an	Zone Designator		Zones		
explanation and descriptions of the Use Categories,	1st & 2nd >>		RS-	RX	RT-
Subcategories, and Separately	3rd >>	1-	1-	1-	1-
Regulated Uses]			1 2 3 4 5 6 7 8 9 10 11 12 13 14	1 2	1 2 3 4 5
Processing & Packaging of Plant Products &		-	-	-	-
Animal By-products Grown Off-premises					
Very Heavy Industrial Uses		1	-	-	-
Wrecking & Dismantling of Mo	otor Vehicles	-	-	-	-
Signs					
Allowable Signs		P	P	P	P
Separately Regulated Signs Uses	1				
Community Entry Signs		L	L	L	L
Neighborhood Identification Signature	gns	N	N	N	N
Comprehensive Sign Program		-	-	-	
Revolving Projecting Signs			-	-	
Signs with Automatic Changing Copy		1	-	-	-
Theater Marquees		-	-	-	-

Use Categories/ Subcategories [See Section 131.0112 for an	Zone Designator						Zo	nes					
explanation and descriptions of the	1st & 2nd >>						R1	M-					
Use Categories, Subcategories, and	3rd >>		1-			2-	10.	.V1-	3-		4-	_	5-
Separately Regulated Uses]	4th >>	1	2	3	4	5	6	7	8	9	10	11	12
Open Space													
Active Recreation			P			P			P		P)	P
Passive Recreation			P			P			P		P)	P
Natural Resources Preservation			P			P			P		P)	P
Park Maintenance Facilities			-			-			-		-		-
Agriculture													
Agricultural Processing		-		-			-			-		-	
Aquaculture Facilities		-		-		-			-		-		
Dairies		-			-			-		-		-	
Horticulture Nurseries & Greenho	uses		-			-			-		-		-
Raising & Harvesting of Crops			-			-			-		-		-
Raising, Maintaining & Keeping of	f Animals		-			-			-		-		-
Separately Regulated Agriculture	Uses												
Agricultural Equipment Repair Sh	ops		-			-			-		-		-
Commercial Stables			-			-			-		-		-
Community Gardens			N			N			N		N		-
Equestrian Show & Exhibition Facilities			-			-			-		-		-
Open Air Markets for the Sale of Agriculture- Related Products & Flowers			-			-			-		-		-
Residential													

Use Categories/ Subcategories	Zone		Zo	nes										
[See Section 131.0112 for an	Designator													
explanation and descriptions of the	1st & 2nd >>		RI	M-										
Use Categories, Subcategories, and	3rd >>	1-	2-	3-	4-	5-								
Separately Regulated Uses]	4th >>	- - -	4 5 6	7 8 9	10 11	12								
Mobilehome Parks		$P^{(2)}$	$P^{(2)}$	$P^{(2)}$	$\mathbf{P}^{(2)}$	-								
Multiple Dwelling Units		$P^{(5)}$	$P^{(5)}$	$P^{(5)}$	$P^{(5)}$	P								
Rooming House [See Section 131.0]	112(a)(3)(A)]	-	-	-	-	-								
Shopkeeper Units		Ξ	111	<u>P</u>	<u>P</u>	<u>P</u>								
Single Dwelling Units		P	P	P	P	-								
Separately Regulated Residential I	Uses													
Boarder & Lodger Accommodation	ons	L	L	L	L	L								
Companion Units		L	L	L	L	L								
Employee Housing:														
6 or Fewer Employees		-	_	-	-	-								
12 or Fewer Employees		-	-	-	-	-								
Greater than 12 Employees		-	-	1	-	-								
Fraternities, Sororities and Studen	t Dormitories	C	C	C	C	-								
Garage, Yard, & Estate Sales		L	L	L	L	-								
Guest Quarters		$L^{1+\underline{0}}$	ı	ı	-	-								
Home Occupations		L	L	L	L	-								
Housing for Senior Citizens		C	C	C	C	-								
Live/Work Quarters		-	1	ı	-	-								
Residential Care Facilities:														
6 or fewer persons		P	P	P	P	-								
7 or more persons		C	С	С	С	-								
Transitional Housing:														
6 or fewer persons		P	P	P	P									
7 or more persons		C	C	C	C	-								
Watchkeeper Quarters		C	C	-	C	_								
Institutional			-		_	_								
Churches & Places of Religious Asse	embly	P	P	P	P	P								
Separately Regulated Institutional		1	1	1	1	1								
Airports	USCS	_	_		_									
Botanical Gardens & Arboretums		C	C	C	C	C								
Cemeteries, Mausoleums, Cremate	ories	-	-	-	-	-								
Correctional Placement Centers	01105	_	_			_								
Educational Facilities:		•	-	_		_								
Kindergarten through Grade 12	2.	P	P	P	P	_								
Colleges / Universities	_	C	C	C	C									
Vocational / Trade School			-	-	-	_								
Energy Generation & Distribution	Facilities	_	-	_	C	C								
Exhibit Halls & Convention Facility		_	-	-	-	-								
Flood Control Facilities		L	L	L	L	_								
1 1000 Control I definition		-				<u> </u>								

Use Categories/ Subcategories	Zone		Zo	nes		
[See Section 131.0112 for an	Designator					
explanation and descriptions of the	1st & 2nd >>		RI	M-		
Use Categories, Subcategories, and	3rd >>	1-	2-	3-	4-	5-
Separately Regulated Uses]	4th >>	1 2 3	4 5 6	7 8 9	10 11	12
Historical Buildings Used for Pur	poses Not	С	С	С	C	С
Otherwise Allowed						
Homeless Facilities:						
Congregate Meal Facilities		-	-	С	С	-
Emergency Shelters		-	-	С	С	-
Homeless Day Centers		-	-	С	С	-
Hospitals, Intermediate Care Facil Facilities	lities & Nursing	C	С	С	С	-
Interpretive Centers		-	_	-	-	-
Museums		-	-	-	-	-
Major Transmission, Relay, or Co Switching Stations	mmunications	-	-	-	-	-
Satellite <i>Antennas</i>		L	L	L	L	L
Social Service Institutions		-	-	-	-	-
Wireless communication facility:					•	•
Wireless communication facili	ty in the public	L	L	L	L	L
right-of-way with subterranear						
adjacent to a non-residential us						
Wireless communication facili		N	N	N	N	N
right-of-way with subterranear	n equipment					
adjacent to a residential use	1 77:	C	C		G	
Wireless communication facili	•	C	С	С	С	С
right-of-way with above groun Wireless communication facili		С	С	С	С	С
public right-of-way	ly outside the	C		C		
Retail Sales					<u> </u>	
Building Supplies & Equipment		_	-	_	_	_
Food, Beverages and Groceries		_	-	$P^{(8\underline{7})}$	P ^(8<u>7</u>)	P ^(8<u>7</u>)
Consumer Goods, Furniture, Appl	iances.	-	-	-	-	-
Equipment						
Pets & Pet Supplies		-	-	-	-	-
Sundries, Pharmaceuticals, & Con	venience Sales	-	-	$P^{(8\underline{7})}$	P ⁽⁸⁷⁾	$P^{(8\underline{7})}$
Wearing Apparel & Accessories		-	-	<u>-P</u>	- <u>P</u>	<u>-₽</u>
Separately Regulated Sales Uses						
Agriculture Related Supplies & E	quipment	-	-	-	-	-
Alcoholic Beverage Outlets		-	-	-	-	-
Farmers' Markets						
Weekly Farmers' Markets		-	-	-	-	-
Daily Farmers' Market Stands		-	-	1	-	-
Plant Nurseries		-	-	-	-	-
Retail Farms		-	-	-	-	-

Use Categories/ Subcategories	Zone												
[See Section 131.0112 for an explanation and descriptions of the	Designator						D.						
Use Categories, Subcategories, and	1st & 2nd >>				ı		K	M-			Ι .	1	
Separately Regulated Uses]	3rd >>		1-	1		2-	1		3-		4		5-
Separately Regulated Oses	4th >>	1	2	3	4	5	6	7	8	9	10	11	12
Swap Meets & Other Large Outdo	oor Retail		-			-			-			-	-
Facilities													
Commercial Services													
Building Services			-			-			-			-	-
Business Support			-			-			<u>-₽</u>		-	<u>P</u>	- <u>P</u>
Eating & Drinking Establishments	3		-			-			-			-	-
Financial Institutions			-			-			<u>-P</u>		-	P	<u>-P</u>
Funeral & Mortuary Services			-			-			-			-	1
Instructional Studios			P			P			P		I		P
Maintenance & Repair			-			_			-			-	-
Off-Site Services			-						_			-	-
Personal Services						_			$P^{(8\underline{7})}$		P ⁽	8 <u>7</u>)	$P^{(8\underline{7})}$
Assembly & Entertainment			-			-			-			-	-
Radio & Television Studios			-			-			-			-	-
Visitor Accommodations			-			-			-		P	(6)	P ⁽⁶⁾
Separately Regulated Commercial	Services Uses												
Adult Entertainment Establishmen	nts:												
Adult Book Store			-			-			-			-	-
Adult Cabaret			-						-				-
Adult Drive-In Theater			-			-			-			-	-
Adult Mini-Motion Picture Th	eater		-)	-			-			-	-
Adult Model Studio			-			-			-			-	1
Adult Motel			-			-			-			-	-
Adult Motion Picture Theater			V -			-			-			-	ı
Adult Peep Show Theater			-			-			-			•	ı
Adult Theater			-			-			-			-	-
Body Painting Studio			-			-			-			-	ı
Massage Establishment			-			-			-			-	-
Sexual Encounter Establishme	nt		-			-			-			-	ı
Bed & Breakfast Establishments:													
1-2 Guest Rooms			L			L			L		I		P
3-5 Guest Rooms			N			N			L		I		P
6+ Guest Rooms			C			N			N		I)	P
Boarding Kennels/Pet Day Care			-			-			_			-	-
Camping Parks			-			-			-			-	-
Child Care Facilities:													
Child Care Centers			C			C			C		(-
Large Family Child Care Hom	es		L			L			L		I	_	-
Small Family Child Care Hom	es		L			L			L		I		-
Eating and Drinking Establishmer	nts Abutting		-			-			-			-	-
Residentially Zoned Property													

Use Categories/ Subcategories [See Section 131.0112 for an	Zone Designator													
explanation and descriptions of the	1st & 2nd >>							D.	M-					
Use Categories, Subcategories, and	3rd >>		1-				2-	K	IV1-	3-		4		5-
Separately Regulated Uses]	4th >>					_	т —		_					
	4ui >>	1	2		3	4	5	6	7	8	9	10	11	12
Fairgrounds		-			-			-			-		-	
Golf Courses, Driving Ranges, and	d Pitch & Putt		С				C			C		С		-
Courses														
Helicopter Landing Facilities	1D (-			_			-			•	-	
Massage Establishments, Specialis							-			-			-	-
Medical Marijuana Consumer Co Mobile Food Trucks	operatives						-			$L^{(121)}$)	L	21)	T (12 <u>1</u>)
	C ::			<u> </u>			N				·			
Nightclubs & Bars over 5,000 squ			-			$\overline{}$	-			-			•	-
Parking Facilities as a <i>Primary Us</i>	re:	4					\leftarrow					1		1
Permanent Parking Facilities			-				_			-			-	-
Temporary Parking Facilities	1						-			-			-	-
Private Clubs, Lodges and Fratern Organizations	al		-				-			-			•	P
Privately Operated, Outdoor Recre	notion Engilities				4									
over 40,000 square feet in size ⁽⁴⁾	eation racinities						-			-			•	-
Pushcarts:												<u> </u>		
Pushcarts on Private Property			-				-			_				_
Pushcarts in Public Right of W	/av		-				_		-					-
Recycling Facilities:	1.05											<u> </u>		
Large Collection Facility		1	_				_			_				_
Small Collection Facility			-				-			-				-
Large Construction & Demoli	tion Debris		-				-			-				-
Recycling Facility														
Small Construction & Demoli	tion Debris		_				-			-			-	-
Recycling Facility														
Drop-off Facility			-				-			-			•	-
Green Materials Composting I			-				-			-			-	-
Mixed Organic Composting Fa	•		-				-			-			•	-
Large Processing Facility Acc			-				-			-			•	-
98% of Total Annual Weight of														
from Commercial & Industrial														
Large Processing Facility Acc	cepting All		-				-			-			•	-
Types of Traffic														
Small Processing Facility Acc			-				-			-		·	•	-
98% of Total Annual Weight of From Commercial & Industria	•													
Small Processing Facility Acc														
Types of Traffic	cpung An		-				-			-		-		_
Reverse Vending Machines							_			_		<u> </u>		_
Tire Processing Facility		-			-							_		
Sidewalk Cafes										-				_
Sports Arenas & Stadiums							_			_				_
Sports Attends & Stautums														

Use Categories/ Subcategories	Zone	Zone Zones											
[See Section 131.0112 for an	Designator												
explanation and descriptions of the	1st & 2nd >>						R)	M-					
Use Categories, Subcategories, and	3rd >>		1-			2-			3-		4		5-
Separately Regulated Uses]	4th >>	1	2	3	4	5	6	7	8	9	10	11	12
Theaters That Are Outdoor or ove	r 5,000 Square		-			-			-		-	-	-
Feet in Size													
Urgent Care Facility			-			-			-		-	-	-
Veterinary Clinics & Animal Hos	pitals		-			-			-		-	-	-
Zoological Parks			-			-			-		-	-	-
Offices									(7			(7)	(7)
Business & Professional						-			- <u>P</u> ⁽⁷⁾	:	- <u>F</u>) (/)	- <u>P</u> ⁽⁷⁾
Government						-			- - (7)		-	- (7)	- - (7)
Medical, Dental, & Health Practiti			<u> </u>			<u> </u>			P ⁽⁷⁾		P	(1)	- <u>P</u> ⁽⁷⁾
Regional & Corporate Headquart	ers		-			-			-			•	-
Separately Regulated Office Uses	1 77					_			-		-		
Real Estate Sales Offices & Mode			L			L			L		I		-
Sex Offender Treatment & Counse			<u> </u>			-			L		I	_	-
Vehicle & Vehicular Equipment Sal											ı		
Commercial Vehicle Repair & Ma						-			-			-	-
Commercial Vehicle Sales & Rent											-	-	-
Personal Vehicle Repair & Mainte	enance	Ų				-			-		-	-	-
Personal Vehicle Sales & Rentals			_						-		-	-	-
Vehicle Equipment & Supplies Sal						_			-		-	-	-
Separately Regulated Vehicle & V	ehicular												
Equipment Sales & Service Uses					1			T			1	1	
Automobile Service Stations	TT 1		-			-			-		-	-	-
Outdoor Storage & Display of New Motor Vehicles as a <i>Primary Use</i>	w, Unregistered		-			-			-		-	-	-
Wholesale, Distribution, Storage													<u> </u>
Equipment & Materials Storage Y	ards		-			-			-		-	-	-
Moving & Storage Facilities			-			-			-		-	-	-
Warehouses			-			-			-		-	-	1
Wholesale Distribution			-			-			-		-	-	1
Separately Regulated Wholesale, I and Storage Uses	Distribution,												
Impound Storage Yards			-			-			-				-
Junk Yards			-			-		Ī	-		-	-	-
Temporary Construction Storage off-site	Yards Located		N			N			N		N	1	1
Industrial													
Heavy Manufacturing			-			-			-			-	-
Light Manufacturing			-			-			-		-	-	-
Marine Industry			-			-			-		-	-	-
Research & Development			-			-			-		-	-	-
Trucking & Transportation Term	inals		-			-			-			-	-

Use Categories/ Subcategories	Zone	Zones											
[See Section 131.0112 for an	Designator												
explanation and descriptions of the	1st & 2nd >>						R)	M-					
Use Categories, Subcategories, and	3rd >>		1-		2-				3-		4-		5-
Separately Regulated Uses]	4th >>	1	2	3	4	5	6	7	8	9	10	11	12
Separately Regulated Industrial U	ses												
Hazardous Waste Research Facility	ty		-			-			-		-		-
Hazardous Waste Treatment Facil	ity		-			-			-		-		1
Marine Related Uses Within the C	Coastal Overlay		-			-			-		-		-
Zone													
Mining and Extractive Industries			-		-				-		-		-
Newspaper Publishing Plants			-		-			-			-		-
Processing & Packaging of Plant l			-				-	-	-				
Animal By-products Grown Off-p	remises												
Very Heavy Industrial Uses		-			-			-			-		-
Wrecking & Dismantling of Moto	r Vehicles		-			-			-		-	-	-
Signs													
Allowable Signs			P			P			P		I)	P
Separately Regulated Signs Uses				4									
Community Entry Signs			L			L			Ĺ		I	_	L
Neighborhood Identification Signs	3		N			N	N			N	1	N	
Comprehensive Sign Program			-			-			-		-	•	-
Revolving Projecting Signs			-						-		-	-	-
Signs with Automatic Changing C	opy		-			_			-		-	•	-
Theater Marquees			-			=			=				=

Footnotes for Table 131-04B

- 1 Development of a mobilehome park in any RS or RX zone is subject to Section 143.0302.
- 2 Development of a mobilehome park in the RM zones is subject to Section 143.0302.
- This use is permitted only if as an *accessory use*, but shall not be subject to the *accessory use* regulations in Section 131.0125.
- The 40,000 square feet includes all indoor and outdoor areas that are devoted to the recreational use; it does not include customer parking areas.
- Non-owner occupants must reside on the *premises* for at least 7 consecutive calendar days.
- Two *guest rooms* are permitted for visitor accommodations per the specified square footage of lot area required per dwelling unit (maximum permitted *density*), as indicated on Table 131-04G.
- 7 See Section 131.0423(a).
- 8 See Section 131.0423(b) and (c).
- Maintaining, raising, feeding, or keeping of 10 or more domestic animals requires a *premises* of at least 5 acres. Maintaining, raising, feeding, or keeping of swine is not permitted.
- A Residential High Occupancy Permit is required in accordance with Section 123.0502 for a *single* dwelling unit when the occupancy of the dwelling unit would consist of six or more persons eighteen years of age and older residing in the dwelling unit for a period of 30 or more consecutive days.
- 44<u>10</u> A guest quarters or habitable accessory building is permitted in accordance with Section 141.0306 only as an *accessory use* to a *single dwelling unit*.
- This use is permitted by right on the property of a *school*, university, hospital, religious facility, or construction site. It is permitted as a limited use only in association with a multiple dwelling unit multiple dwelling unit development with at least 16 dwelling units and only if the commercial service

is limited to the residents and their guests, and the use is designed and operated in compliance with Section 141.0612.

§131.0423 Additional Use Regulations of Residential Zones

The additional use regulations identified in this section are applicable to uses where indicated in Table 131-04B.

- (a) Medical, dental, and health practitioner offices are permitted subject to the following:provided no overnight patients are permitted
 - (1) No overnight patients are permitted; and
 - (2) Not more than two practitioners, and not more than three employees of each practitioner, shall work on the *premises*.
- (b) <u>Retail Ssales</u> and commercial service uses, where identified in the RM zones are permitted subject to the following:
 - (1) Identified rRetail and commercial services uses are permitted only as a mixed-use in *developments* where the density complies with the applicable land use plan with 25 or more residential dwelling units; and
 - (2) Retail <u>sales</u> and commercial <u>services</u> uses <u>mustmay</u> be located <u>only</u> on the ground *floor*; <u>and.</u>
 - (3) Retail and commercial uses shall not occupy more than a total of 25 percent of the *gross floor area* of the ground *floor*.
- (c) Hours of operation shall be limited to the hours between 6 a.m. and 12 midnight.

§131.0430 Development Regulations of Residential Zones

- (a) Within the residential zones, no *structure* or improvement shall be constructed, established, or altered, nor shall any *premises* be used unless the *premises* complies with the regulations and standards in this division and with any applicable development regulations in Chapter 13, Article 2 (Overlay Zones) and Chapter 14 (General and Supplemental Regulations).
- (b) A Neighborhood Development Permit or Site Development Permit is required for the types of *development* identified in Table 143-03A.
- (c) The regulations in this division apply to all *development* in the residential base zones whether or not a permit or other approval is required except where specifically identified.

§131.0431 Development Regulations Table of Residential Zones

The following development regulations apply in the residential zones as shown in Tables 131-04C, 131-04D, 131-04E, 131-04F and 131-04G.

(a) RE Zones

Table 131-04C Development Regulations of RE Zones

Development Regulations	Zone Designator		Zones	
[See Section 131.0430 for Development	1st & 2nd >>		RE-	
Regulations of Residential Zones]	3rd >>	1-	1-	1-
	4th >>	1	2	3
Max permitted density (DU per lot)		1	1	1
Min lot area (ac)		10	5	1
Min lot dimensions				
Lot width (ft)		200	200	100
street frontage (ft) [See Section 131.0442(a)]		200	200	100
Lot width (corner) (ft)		200	200	100
Lot depth (ft)		200	200	150
Setback requirements				
Min Front setback (ft) [See Section 131.0443	(a)(1) and (2)]	25	25	25
Min Side setback (ft) [See Section 131.0443(a	a)(3)]	20	20	20
Min Street side setback (ft) [See Section 131.	0443(a)(3)]	20	20	20
Min Rear setback (ft) [See Section 131.0443(a)(4)]	25	25	25
Setback requirements for resubdivided corner 113.0246(f)]	· lots [See Section	applies	applies	applies
Max structure height (ft) [See Section 131.0444	(a)]	30	30	30
Lot coverage for sloping lots [See Sections 131. 141.0306]	0448 and	applies	applies	applies
Max floor area ratio		0.10	0.20	0.35
Max paving/ hardscape [See Section 131.0447]		applies	applies	applies
Accessory uses and structures [See Section 131, 141.0306]	.0448 and	applies	applies	applies
Garage regulations [See Section 131.0449(a)]		applies	applies	applies
Building spacing [See Section 131.0450]		applies	applies	applies
Max third <i>story</i> dimensions				
Architectural projections and encroachments				
Supplemental requirements [See Section 131.0)464(a)]	applies	applies	applies
Diagonal plan dimension				
Refuse and Recyclable Material Storage [See	Section 142.0805]	applies	applies	applies

(b) RS Zones

Development Regulations of RS Zones

Development Regulations	Zone				Zones			
[See Section 131.0430 for Development Regulations of	Designator							
Residential Zones]	1st & 2nd >>		1		RS-	1	ı	
	3rd >>	1-	1-	1-	1-	1-	1-	1-
	4th >>	1	2	3	4	5	6	7
Max permitted density (DU	per <i>lot</i>)	1	1	1	1	1	1	1
Min lot area (sf)		40,000	20,000	15,000	10,000	8,000	6,000	5,000
Min lot dimensions			r					
Lot width (ft)		100	80	75	65	60	60	50
Street frontage (ft) [See Se 131.0442(a)]	ection	100	80	75	65	60	60	50
Lot width (corner) (ft)		110	85	80	70	65	65	55
Lot depth (ft)		100	100	100	100	100	95	95
Setback requirements		(1)					(1)	
Min Front setback (ft)		25 (1)	25 ⁽¹⁾	20 ⁽¹⁾	20 ⁽¹⁾	20 ⁽¹⁾	15 ⁽¹⁾	15 ⁽¹⁾
Min Side <i>setback</i> (ft) [Mulin table by actual lot width setback]		.08(2)	.08(2)	.08(2)	.08 ⁽²⁾	.08(2)	.08 ⁽²⁾	.08 ⁽²⁾
Min Street side setback (ft number in table by actual l calculate setback]		.10 ⁽²⁾	.10 ⁽²⁾					
Min Rear setback (ft)		25 ⁽³⁾	25 ⁽³⁾	20(3)	20 ⁽³⁾	20(3)	15 ⁽³⁾	13 ⁽³⁾
Setback requirements for re corner lots [See Section 1		applies	applies	applies	applies	applies	applies	applies
Max structure height (ft)	2010_10(0)]	24/30 (4)	24/30 (4)	24/30 (4)	24/30 (4)	24/30 ⁽⁴⁾	24/30 (4)	24/30 ⁽⁴⁾
Lot coverage for sloping lots 131.0445(a)]	[See Section	applies	applies	applies	applies	applies	applies	applies
Max floor area ratio		0.45	varies ⁽⁵⁾	varies (5)	varies (5)	varies ⁽⁵⁾	varies (5)	varies (5)
Max paving/ hardscape [See 131.0447]	Section	applies	applies	applies	applies	applies	applies	applies
Accessory uses and structure Sections 131.0448 and 141	_	applies	applies	applies	applies	applies	applies	applies
Garage regulations [See Section 131.0449(a)]		applies	applies	applies	applies	applies	applies	applies
Building spacing [See Section	on 131.0450]	applies	applies	applies	applies	applies	applies	applies
Max third <i>story</i> dimensions 131.0460]	[See Section	1	applies	applies	applies	applies	applies	applies
Architectural projections and encroachments [See Secti 131.0461(a)]	on	applies	applies	applies	applies	applies	applies	applies
Supplemental requirements 131.0464(a)]		applies	applies	applies	applies	applies	applies	applies
Bedroom regulation		applies ⁽⁷⁾	applies (7)					
Refuse and Recyclable Mate [See Section 142.0805]	erial Storage	applies	applies	applies	applies	applies	applies	applies

Development Regulations	Zone				Zones			
See Section 131.0430 for	Designator							
Development Regulations of	$1^{st} \& 2nd >>$				RS-			
Residential Zones]	3rd >>	1-	1-	1-	1-	1-	1-	1-
	4th >>	8	9	10	11	12	13	14
Max permitted density (DU p		1	1	1	1	1	1	1
Min lot area (sf)	,	40,000	20,000	15,000	10,000	8,000	6,000	5,000
Min lot dimensions		•						
Lot width (ft)		100	80	75	65	60	60	50
street frontage (ft) [See Se 131.0442(a)]	ction	100	80	75	65	60	60	50
Lot width (corner) (ft)		110	85	80	70	65	65	55
Lot depth (ft)		100	100	100	100	100	95	95
Setback requirements								
Min Front setback (ft)		25 ⁽¹⁾	$25^{(1)}$	25 ⁽¹⁾	$20^{(1)}$	15 ⁽¹⁾	15 ⁽¹⁾	15 ⁽¹⁾
Min Side setback (ft)		10	8	7	6	5	5	4
Min Street side setback (ft)		20	15	15	10	10	10	10
Min Rear setback (ft)		10 ⁽⁶⁾						
Setback requirements for res corner lots [See Section 1]		applies						
Max structure height (ft)		35	35	35	35	35	35	35
Lot coverage for sloping lots 131.0445(a)]	[See Section	-		-	-	-	-	-
Max floor area ratio [See Sec 131.0446(b)]	etion	0.45	0.60	0.60	0.60	0.60	0.60	0.60
Max paving/ hardscape [See 131.0447]	Section	applies						
Accessory uses and structures 131.0448 and 141.0306]	[See Sections	applies						
Garage regulations [See Sect 131.0449(a)]		applies						
Building spacing [See Section	n 131.0450]	applies						
Max third <i>story</i> dimensions		-	-	-	-	-	-	-
Architectural projections and encroachments [See Sections of the control of the c		applies						
Supplemental requirements 131.0464(a)]	[See Section	applies						
Diagonal plan dimension								
Bedroom regulation		applies ⁽⁷⁾						
Refuse and Recyclable Mater [See Section 142.0805]	rial Storage	applies						

Footnotes for Table 131-04D

- For *lots* where at least one-half of the front 50 feet of the *lot* depth has a minimum slope gradient of 25 percent, the *setback* closest to the *street frontage* may be reduced to a minimum 6 feet.
- 2 For *lots* greater than 50 feet in width, the required side *setbacks* may be reallocated where the combined dimension of each side *setback* would meet or exceed the combined total required in Table 131-04D. A side *setback* shall not be reduced to less than 4 feet, and a *street* side *setbacks* shall not be reduced to less than 10 feet. Once a side *setback* is reallocated and established at a dimension less that the percentage

indicated I Table 131-04D, all additions to the primary *structure* thereafter shall maintain the established side *setback*.

- 3 See Section 131.0443(a)(2).
- 4 See Section 131.0444(b).
- 5 See Section 131.0446(a).
- 6 See Section 131.0443(a)(3).
- 7 On lots less than 10,000 square feet a single dwelling unit shall be limited to 6 bedrooms maximum

(c) RX Zones

Table 131-04E Development Regulations of RX Zones

Development Regulations	Zone	Zoi	nes
[See Section 131.0430 for Development Regulations of	designator		
Residential Zones]	1st & 2nd >>	RX	X-
	3rd >>	1-	1-
	4th >>	1	2
Maximum permitted density (DU per lot)		1	1
Min lot area (sf) [See Section 131.0441]		4,000	3,000
Min lot dimensions			
Lot width (ft)		35	35 ⁽¹⁾
street frontage (ft) [See Section 131.0442(b)]		35	35 ⁽¹⁾
Lot width (corner) (ft)		35	35 ⁽¹⁾
Lot depth (ft)		50	50
Setback requirements			
Min Front setback (ft) [See Section 131.0443(b)(1)]		15	15
Min Side setback (ft) [See Section 131.0443(b)(2)]			
Detached		3/0	3/0
Attached		0	0
Min Street Side Setback (ft) [See Section 131.0443(b)	(2)]	3	3
Min Rear setback (ft) [See Section 131.0443(b)(3)]		10	10
Max structure height (ft) [See Section 131.0444(c)]		30	30
Max floor area ratio [See Section 131.0446(c)]		0.70	0.80
Accessory uses and structures [See Sections 131.0448 a	and 141.0306]	applies	applies
Garage regulations [See Section 131.0449(a)]		applies	applies
Building spacing [See Section 131.0450]		applies	applies
Architectural projections and encroachments [See Sect	ion 131.0461(a)]	applies	applies
Requirements for attached units [See Section 131	.0462]	applies	applies
Roof design variation [See Section 131.0463]		applies	applies
Supplemental regulations [See Section 131.0464(b	p)]	applies	applies
Diagonal plan dimension		_	
Refuse and Recyclable Material Storage [See Sec	tion 142.0805]	applies	applies
Footnote for Table 131 MF	•		

Footnote for Table 131-04E

If a *lot* abuts an *alley*, see Section 131.0442(c).

(d) RT Zones

Table 131-04F Development Regulations of RT Zones

Development Regulations	Zone Designator			Zones		
	1st & 2nd >>			RT-		
[See Section 131.0430 for Development	3rd >>	1-	1-	1-	1-	<u>1-</u>
Regulations of Residential Zones]	4th >>	1	2	3	4	<u>5</u>
Maximum permitted density (DU per lot)		1	1	1	1	<u>1</u>
Min lot area (sf) [See Section 131.0441]		3,500	3,000	2,500	2,200	<u>1,600</u>
Min lot dimensions						
Lot width (ft)		25	25	25	25	<u>18</u>
<u>sS</u> treet frontage (ft)		25	25	25	25	<u>18</u>
Lot width (corner) (ft)		25	25	25	25	<u>25</u>
Lot depth (ft)		100	100	90	80	<u>80</u>
Setback requirements						
Min Front setback (ft) [See Section 131.0)443(c)(1)]	5	5	5	5	<u>5</u>
Max Front setback (ft) [See Section 131.0	0443(c)(1)]	15	15	15	15	<u>10</u>
Side setback (ft) [See Section 131.0443	3(c)(2)	0	0	0	0	<u>0</u>
Min Street side setback (ft)		5	5	5	5	<u>5</u>
Min Rear setback (ft)		3	3	3	3	<u>3</u>
Max structure height [See 131.0444(d)]						
1 and 2 story buildings (ft)						
slab floor		21	21	21	21	<u>21</u>
raised floor		25	25	25	25	<u>25</u>
3 story buildings (ft)						
slab floor		31	31	31	31	<u>31</u>
raised floor		35	35	35	35	<u>35</u>
Max lot coverage (%) [See Section 131.044	45(b)]	60	65	70	75	<u>75</u>
Max floor area ratio [See 131.0446(d)]			7		1	
1 and 2 story buildings		0.85	0.95	1.00	1.10	<u>1.20</u>
3 story buildings		1.20	1.30	1.40	1.50	<u>1.60</u>
Accessory uses and structures [See Section 141.0306]	ns 131.0448 and	applies	applies	applies	applies	<u>applies</u>
Garage regulations [See Section 131.0449	9(b)]	applies	applies	applies	applies	<u>applies</u>
Min development [See Section 131.0451]		applies	applies	applies	applies	<u>applies</u>
Parkway requirement [See Section 131.04	452]	applies	applies	applies	applies	applies

Architectural projections and encroachments [See Section	applies	applies	applies	applies	<u>applies</u>
131.0461(b)]					
Supplemental requirements [See Section 131.0464(c)]	applies	applies	applies	applies	<u>applies</u>
Refuse and Recyclable Material Storage [See Section	applies	applies	applies	applies	<u>applies</u>
142.0805]					

RM Zones (e)

Table 131-04G Development Regulations of RM Zones

D1	7								
Development Regulations	Zone	Zones							
[See Section	Designator								
131.0430 for	1st & 2nd	RM-							
Development	>>	_					1 -		
Regulations of	3rd >>	1-	1-	1-	2-	2-	2-		
Residential	4th >>	1	2	3	4	5	6		
Zones									
Maximum perm	itted	3,000	2,500	2,000	1,750	1,500	1,250		
density ^{(1),(2)} (sf pe	er DU)	2,000	_,,,,,,			_,	_,		
Min lot area (sf)	·	6,000	6,000	6,000	6,000	6,000	6,000		
Min lot dimension	ons								
Lot width (ft)		50	50	50	50	50	50		
Street frontage	e (ft) [See	50	50	50	50	50	50		
Section 131.04	442(a)]								
Lot width (cor	mer) (ft)	55	55	55	55	55	55		
Lot depth (ft)		90	90	90	90	90	90		
Setback requirements									
Min Front setback (ft)		$15^{(3)}$	$15^{(3)}$	15 ⁽³⁾	15 ⁽⁷⁾	15 ⁽⁷⁾	15 ⁽⁷⁾		
Std Front Setback (ft)		$20^{(3)}$	$20^{(3)}$	$20^{(3)}$	20 ⁽⁷⁾	$20^{(7)}$	$20^{(7)}$		
Min Side setback (ft)		5 ⁽⁴⁾	5 ⁽⁴⁾	5 ⁽⁴⁾	5 ⁽⁸⁾	5 ⁽⁸⁾	5 ⁽⁸⁾		
Std Side Setba	ick (ft)	8 ⁽⁴⁾	8 ⁽⁴⁾	8 ⁽⁴⁾	-	-	-		
Min Street sid	e	$10^{(5)}$	$10^{(5)}$	10 ⁽⁵⁾	10 ⁽⁹⁾	10 ⁽⁹⁾	10 ⁽⁹⁾		
setback(ft)									
Min Rear setb	ack (ft)	15 ⁽⁶⁾	15 ⁽⁶⁾	15 ⁽⁶⁾	$15^{(10)}$	$15^{(10)}$	15 ⁽¹⁰⁾		
Setback requirer		applies	applies	applies	applies	applies	applies		
	resubdivided corner lots								
[See Section 131.0443(i)]		30 ⁽¹⁷⁾							
	Max structure height (ft)		30 ⁽¹⁷⁾	30 ⁽¹⁷⁾	$40^{(18)}$	40 ⁽¹⁸⁾	40 ⁽¹⁸⁾		
Max lot coverage		-	-	-	-	-	-		
Max floor area ratio		0.75	$0.90^{(19)}$	$1.05^{(19)}$	$1.20^{(19,29)}$	$1.35^{(19)}$	$1.50^{(19)}$		
Accessory uses a		applies	applies	applies	applies	applies	applies		
structures [See Section									
131.0448]									
Ground-floor height [See		Ē	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>		
	<u>Section 131.0451</u>]								
Lot consolidation		applies	applies	-	-	-	-		

Development Regulations	Zone Designator	Zones						
[See Section 131.0430 for	1st & 2nd >>	RM-						
Development Regulations of	3rd >>	1-	1-	1-	2-	2-	2-	
Residential	4th >>	1	2	3	4	5	6	
Zones]								
regulations [See Section 131.0453(a)]								
Storage requirements [See Section 131.0454]		applies	applies	applies	applies	applies	applies	
Private exterior open space		applies ⁽²²⁾	applies ⁽²²⁾	applies ⁽²²⁾	applies ⁽²³⁾	applies ⁽²³⁾	applies ⁽²³⁾	
Common open space [See Section 131.0456		applies	applies	applies	applies	applies	applies	
Architectural projections and encroachments		Permitted ⁽¹⁵⁾			Permitted ⁽¹⁶⁾		Permitted ⁽¹⁶⁾	
Supplemental requirements		applies ⁽²⁶⁾	applies ⁽²⁶⁾	applies ⁽²⁶⁾	applies ⁽²⁷⁾	applies ⁽²⁷⁾	applies ⁽²⁷⁾	
Refuse and Recyclable Material Storage [See Section 142.0805]		applies	applies	applies	applies	applies	applies	

Development Regulations	Zone Designator						
[See Section	1st & 2nd >>	RM					
131.0430 for	3rd >>	3-	3-	3-	4-	4-	5
Development Regulations of	4th >>	7	8	9	10	11	12
Residential Zones]							
Maximum permitted density ^{(1),(2)} (sf per DU)		1,000	800	600	400	200	$1,000^{(36)}$
Min lot area (sf)		7,000	7,000	7,000	7,000	7,000	10,000
Min lot dimensions							
Lot width (ft)		70	70	70	100	100	100
Street frontage (ft) [See Section 131.0442(a)]		70	70	70	100	100	100
Lot width (corner) (ft)		75	75	75	100	100	100
Lot depth (ft)		100	100	100	100	100	100
Setback require	ements						
Min Front <i>setback</i> (ft) Std Front <i>Setback</i> (ft)		$10^{(11)} \\ 20^{(11)}$	$10^{(11)} \\ 20^{(11)}$	$10^{(11)} \\ 20^{(11)}$	varies ⁽¹⁴⁾	varies ⁽¹⁴⁾	15 ⁽³⁰⁾
Min Side <i>setback</i> (ft) Std Side <i>Setback</i> (ft)		5 ⁽¹²⁾	5 ⁽¹²⁾	5 ⁽¹²⁾	varies ⁽¹⁴⁾	varies ⁽¹⁴⁾	4 ⁽³¹⁾
Min Street side setback (ft)		10 ⁽¹³⁾	10 ⁽¹³⁾	10 ⁽¹³⁾	varies ⁽¹⁴⁾	varies ⁽¹⁴⁾	10 ⁽³²⁾

Development	Zone	Zones					
Regulations	Designator						
[See Section	1st & 2nd >>	RM					
131.0430 for	3rd >>	3-	3-	3-	4-	4-	5
Development	4th >>	7	8	9	10	11	12
Regulations of Residential							
Zones]							
	thack (ft)	5	5	5	varies ⁽¹⁴⁾	varies ⁽¹⁴⁾	15 ⁽³³⁾
	Min Rear setback (ft) Setback requirements for		applies	applies	applies	applies	-
	d corner <i>lots</i>	applies	applies	applies	applies	applies	_
	131.0443(i)]						
Max structure height (ft)		40	50	60	-	-	-
Max lot covera	Max lot coverage		-	-	applies ⁽²¹⁾	applies ⁽²¹⁾	applies ⁽³⁴⁾
Max floor area	Max floor area ratio		$2.25^{(20)}$	$2.70^{(20)}$	$3.60^{(20)}$	$7.20^{(20)}$	$1.80^{(20),(35)}$
Accessory uses and structures [See Section 131.0448]		applies	applies	applies	applies	applies	applies
Ground-floor height [See Section 131.0451]		Ē	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>
	Lot consolidation regulations		-	-	_	-	_
Storage requirements [See Section 131.0454]		applies applies (24)	applies	applies	applies	applies	applies
Private exterio	Private exterior open space		applies ⁽²⁴⁾	applies ⁽²⁴⁾	applies ⁽²⁵⁾	applies ⁽²⁵⁾	applies ⁽²⁵⁾
Common open space [See Section 131.0456]		applies	applies	applies	applies	applies	applies
Architectural Projections		Permitted ⁽¹⁶⁾					
and encroachments							
Supplemental requirements		applies ⁽²⁸⁾	applies ⁽²⁸⁾	applies ⁽²⁸⁾	-	-	-
Refuse and Recyclable		applies	applies	applies	applies	applies	applies
Material Storage [See Section 142.0805]							

Footnotes for Table 131-04G Footnotes for Table 131-04G

- An exception to the maximum permitted *density* may be permitted in accordance with Chapter 14, Article 3, Division 7 (Affordable Housing Density Bonus).
- 3 See Section 131.0443(d)(1).
- 4 See Section 131.0443(d)(2).
- 5 See Section 131.0443(d)(3).
- 6 See Section 131.0443(d)(4).
- 7 See Section 131.0443(e)(1).
- 8 See Section 131.0443(e)(2).
- 9 See Section 131.0443(e)(3).
- 10 See Section 131.0443(e)(4).
- 11 See Section 131.0443(f)(1).
- 12 See Section 131.0443(f)(2).
- 13 See Section 131.0443(f)(3).
- 14 See Section 131.0443(g).
- 15 See Section 131.0461(a).

One dwelling unit per specified square foot of lot area as determined in accordance with Section 113.0222.

- 16 See Section 131.0461(c).
- 17 See Section 131.0444(e)
- 18 See Section 131.0444(f).
- 19 See Section 131.0446(e).
- 20 See Section 131.0446(f).
- 21 See Section 131.0445(c).
- 22 See Section 131.0455(a).
- 23 See Section 131.0455(b).
- 24 See Section 131.0455(c).
- 25 See Section 131.0455(d).
- 26 See Section 131.0464(d).
- 27 See Section 131.0464(e).
- 28 See Section 131.0464(f).
- 29 With the Peninsula and Ocean Beach community plan areas, the maximum *floor area ratio* is 0.70.
- 30 See Section 131.0443(h)(1).
- 31 See Section 131.0443(h)(2).
- 32 See Section 131.0443(h)(3).
- 33 See Section 131.0443(h)(4).
- 34 See Section 131.0445(d).
- 35 See Section 131.0446(g).
- Within the La Jolla, Pacific Beach, and Torrey Pines community plan areas, the maximum permitted *density* is one dwelling unit or two *guest rooms* for each 1,500 square feet of lot area.

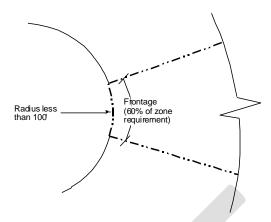
§131.0441 Minimum Lot Area in Residential Zones

In the RX and RT zones, *lots* served by *alley* access may use a portion of the *alley* to meet the minimum lot area requirement. Up to one-half the width of the abutting *alley*, not to exceed 10 feet, may be applied toward the total lot area provided the *alley* area does not exceed 10 percent of the minimum lot area requirement.

§131.0442 Minimum Lot Dimensions in Residential Zones

(a) Exception to Minimum *Street Frontage* in the RE, RS, and RM Zones The minimum *street frontage* for any *lot* in the RE, RS, and RM zones that fronts principally on a turnaround or curving *street* with a centerline radius of less than 100 feet, is 60 percent of the *street frontage* specified for the zone in which the *lot* is located as shown in Diagram 131-04A.

Diagram 131-04A Lot Frontage on Curving Street



- (b) Exception to Minimum *Street Frontage* in the RX Zones
 The minimum *street frontage* is 28.5 feet for any *lot* in the RX zones that
 fronts principally on a turnaround or curving *street* with a centerline radius of
 less than 100 feet.
- (c) Minimum Lot Dimensions in the RX-1-2 Zone
 Where a *lot* in the RX-1-2 zone abuts an *alley* and access is taken from the *alley*, the indicated minimum lot dimensions are as follows:

Lot Width 25 feet Street Frontage 25 feet Lot Width (corner) 25 feet

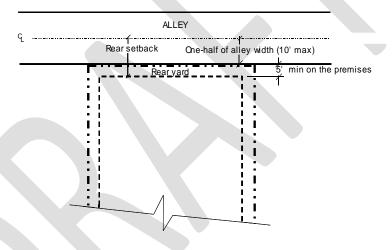
§131.0443 Setback Requirements in Residential Zones

- (a) Setbacks in RE and RS Zones
 - (1) Front *Setbacks* in RE and RS Zones
 For that portion of a *lot* that fronts a cul-de-sac, the minimum front *setback* may be reduced 5 feet below the requirement specified in Tables 131-04C and 131-04D; however, in no case shall the *setback* be less than 5 feet.
 - (2) Rear *Setback* in all RE Zones and the RS-1-1, RS-1-2, RS-1-3, RS-1-4, RS-1-5, RS-1-6, RS-1-7 Zones
 - (A) The required rear *setback* is at least the dimension shown in Table 131-04D, except as follows:
 - (i) For *lots* less than 100 feet in depth, the rear *setback* is at least 10 percent of the lot depth, but not less than 5 feet; and
 - (ii) For *lots* greater than 150 feet in depth, the rear *setback* is at least 10 percent of the lot depth or the dimension

shown in Tables 131-04C and 131-04D, whichever is greater.

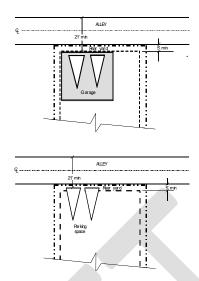
(B) Where a rear *yard* abuts an *alley*, one-half of the *alley* width, but not more than 10 feet, may be counted toward the required rear *setback*. In no case shall a rear *setback* using this provision be less than 5 feet on the *premises*. See Diagram 131-04B.

Diagram 131-04B Rear Yard Abutting Alley



(C) Where access for parking is taken from the *alley* and the parking spaces are not parallel to the *alley*, a minimum distance of 21 feet shall be provided between the edge of the *alley public right-of-way* opposite the *lot* and the outside edge of the parking garage or parking stall closest to the *alley*. See Diagram 131-04C.

Diagram 131-04C Parking Adjacent to Alley



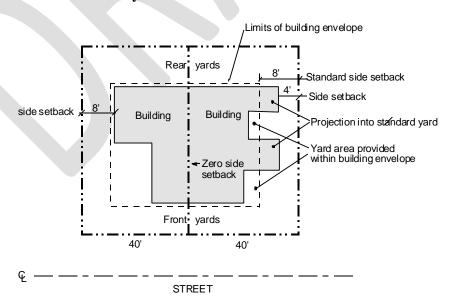
(3) Rear *Setback* in the RS-1-8, RS-1-9, RS-1-10, RS-1-11, RS-1-12, RS-1-13, and RS-1-14 Zones
For *lots* that are served by *alley* access, the rear *setback* may be reduced to 4 feet.

(b) Setbacks in RX Zones

- (1) Front *Setback* in RX Zones
 RX zone *developments* exceeding a total of four dwelling units are required to provide variable front *setbacks* as follows:
 - (A) Front *setbacks* of 15 feet are required for at least 25 percent of the total dwelling units, 10-foot front *setbacks* are required for at least 25 percent of the total dwelling units, and 20-foot front *setbacks* are required for at least 25 percent of the total dwelling units;
 - (B) No more than 40 percent of the total number of dwelling units are permitted to have front *setbacks* in any one category (i.e. 10 feet, 15 feet, or 20 feet) described in 131.0443(b)(1)(A); and
 - (C) Variable front *setbacks* described in this section shall be established by easement at the time of *tentative map* approval. The easements shall be established at the time of zone application if *lots* are existing and no map is proposed. If a Planned Development Permit is processed, the variable *setbacks* may be established with the permit in lieu of creating easements.
- (2) Side and Street Side Setbacks in RX Zones

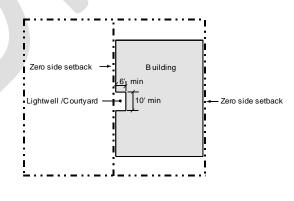
- (A) For detached dwellings, the following shall apply:
 - (i) Minimum side and *street* side *setbacks* are at least 3 feet or 10 percent of the lot width, whichever is greater, but is not required to be more than 5 feet;
 - (ii) No side *setback* is required for one side only provided the side with no *setback* is adjacent to other property within an RX zone; and
 - (iii) A separation of at least 10 feet between buildings must be observed on at least one side of each building.
- (B) For attached dwellings, the following shall apply:
 - (i) No side *setback* shall be observed on one side, excluding street side yard;
 - (ii) The opposite side *setback* is 6 feet or 20 percent of the lot width, whichever is greater, but is not required to be more than 10 feet. This side *setback* may be 4 feet if a vertical offset in the structure's side wall is provided so that a *yard* area within the *building envelope* is provided that is equal to or exceeds the area projecting into the required *yard*. See Diagram 131-04D.

Diagram 131-04D Side yard Offset in RZ Zones



- (iii) Each separate dwelling unit shall have its own side yard wall construction that may abut another dwelling unit at the common property line. Common wall construction between two dwelling units is not permitted.
- (3) Rear *Setback* in RX Zones
 Rear *setbacks* shall be at least 10 feet or, if *alley* access exists, at least 4 feet.
- (c) Setbacks in RT Zones
 - (1) Front Setback in RT Zones
 - (A) The minimum front *setback* is 10 percent of the depth of the *lot*, and in no case shall be less than 5 feet or more than 15 feet. At least some portion of the *building facade* shall be located within 1 foot of the *setback line*.
 - (B) 50 percent of the front *building facade* may encroach into the required front *yard* in accordance with Section 131.0461(b) provided that all supplemental requirements are met as set forth in Section 131.0464(c).
 - (2) Side Setbacks in RT Zones
 - (A) Side *yards* are not permitted except for lightwells and *court yards*, as shown in Diagram 131-04E, which shall be a minimum of 6 feet by 10 feet.

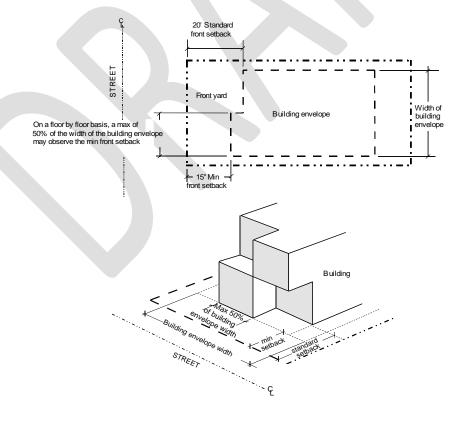
Diagram 131-04E Lightwells and Courtyards in the RT Zones



STREET

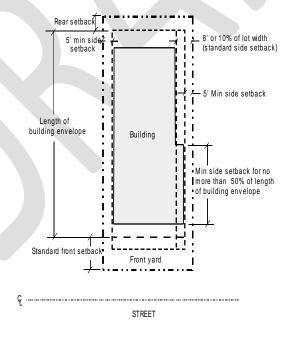
- (B) Each separate dwelling unit shall have its own side yard wall construction that may abut another *dwelling unit* at the common property line. Common wall construction between two *dwelling units* is not permitted.
- (C) A minimum side *setback* of 3 feet is required adjacent to any *lot* that is not within an RT zone.
- (d) Setbacks in RM-1-1, RM-1-2, RM-1-3 Zones
 - (1) Front Setback in RM-1-1, RM-1-2, RM-1-3 Zones
 - (A) Up to 50 percent of the width of the *building envelope* may observe the minimum 15-foot front *setback*, provided the remaining percentage of the *building envelope* width observes the standard 20-foot *setback*. This may occur on a *floor*-by-*floor* basis. See Diagram 131-04F.

Diagram 131-04F Standard/Minimum Front Setback



- (B) For any portion of a *lot* that fronts on a curving *street* with a centerline radius of less than 100 feet, the standard *setback* is 10 feet, and the minimum *setback* is 5 feet.
- (2) Side Setbacks in RM-1-1, RM-1-2, RM-1-3 Zones
 - (A) Up to 50 percent of the length of the *building envelope* on one side of the *premises* may observe the minimum 5-foot side *setback*, provided the remaining percentage of the *building envelope* length observes at least the standard side *setback* of 8 feet or 10 percent of the lot width, whichever is greater. One hundred percent of the length of the *building envelope* on the opposite side may observe the minimum side *setback* of 5 feet. See Diagram 131-04G.

Diagram 131-04G Standard/Minimum Side Setback

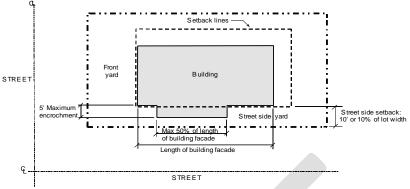


(B) Exception: The minimum and standard side *setbacks* are at least 4 feet for a *premises* that is less than 50 feet but more than 25 feet wide. The minimum and standard side *setbacks* are at least 3 feet for a *premises* that is 25 feet wide or less.

- (3) Street Side Setback in RM-1-1, RM-1-2, RM-1-3 Zones
 The minimum street side setback is at least 10 feet or 10 percent of the premises width, whichever is greater.
- (4) Rear *Setback* in RM-1-1, RM-1-2, RM-1-3 Zones Where a rear *yard* abuts an *alley*, one-half of the *alley* width, but not more than 10 feet, may be counted toward the required rear *yard*. In no case shall a rear *setback* using this provision be less than 5 feet.
- (e) Setbacks in RM-2-4, RM-2-5, RM-2-6 Zones
 - (1) Front Setback in RM-2-4, RM-2-5, RM-2-6 Zones
 - (A) Up to 50 percent of the width of the *building envelope* may observe the minimum 15-foot front *setback*, provided the remaining percentage of the *building envelope* width observes the standard 20-foot *setback*. This may occur on a *floor*-by-floor basis.
 - (B) For any portion of a *lot* that fronts on a curving *street* with a centerline radius of less than 100 feet, the standard front *setback* is 10 feet and the minimum *setback* is 5 feet.
 - (2) Side Setbacks in RM-2-4, RM-2-5, RM-2-6 Zones
 - (A) The minimum side *setback* is 5 feet or 10 percent of the *premises* width, whichever is greater.
 - (B) Exception: The minimum side *setback* is 4 feet for a *premises* that is 40 to 50 feet in width.
 - (C) For *lots* with less than 40 feet in width, each side *setback* may be reduced to 10 percent of the *lot* width but shall not be reduced to less than 3 feet.
 - (3) Street Side Setback in RM-2-4, RM-2-5, RM-2-6 Zones
 - (A) The minimum *street* side *setback* is 10 feet or 10 percent of the *premises* width, whichever is greater.
 - (B) Street Side Yard *Encroachment* Option. Up to 50 percent of the *building facade* may encroach up to 5 feet into the required street side yard. The *encroachment* may occur on a floor-by-floor basis. See Diagram 131-04H.

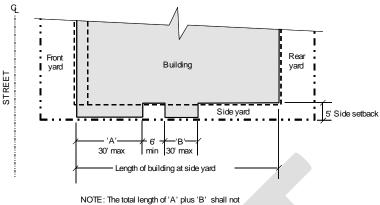
Diagram 131-04H

Street Side Yard Encroachment Option

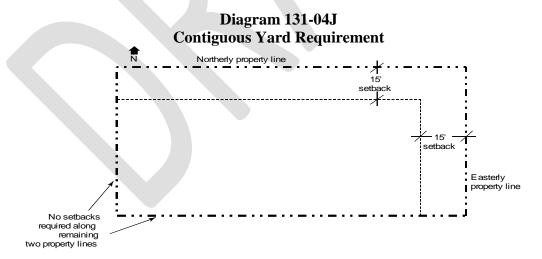


- (4) Rear *Setback* in RM-2-4, RM-2-5, RM-2-6 Zones Where a rear *yard* abuts an *alley*, one-half of the *alley* width, but not more than 10 feet, may be counted toward the required rear *yard*. In no case shall a rear *setback* using this provision be less than 5 feet.
- (f) Setbacks in RM-3-7, RM-3-8, RM-3-9 Zones
 - (1) Front Setback in RM-3-7, RM-3-8, RM-3-9 Zones
 - (A) Up to 50 percent of the width of the *building envelope* may observe the minimum 10-foot front *setback*, provided the remaining percentage of the *building envelope* width observes the standard 20-foot *setback*. This may occur on a *floor*-by-*floor* basis.
 - (B) For any portion of a *lot* that fronts on a curving *street* with a centerline radius of less than 100 feet, the standard front *setback* is 10 feet and the minimum *setback* is 5 feet.
 - (2) Side Setbacks in RM-3-7, RM-3-8, RM-3-9 Zones
 - (A) The minimum side *setback* is 5 feet or 10 percent of the *premises* width, whichever is greater.
 - (B) Up to 50 percent of the length of the building adjacent to the side *yard* may abut the side *property line*, provided that no encroaching element shall exceed 30 feet in length, that encroaching elements are separated by at least 6 feet, and that each dwelling unit has access to either the front or rear of the *lot*. See Diagram 131-04I.

Diagram 131-04I Zero Side Setback Option



- exceed 50% of the length of the building at side yard.
- Street Side Setback in RM-3-7, RM-3-8, RM-3-9 Zones (3)
 - (A) The minimum street side setback is 10 feet or 10 percent of the premises width, whichever is greater.
 - Up to 50 percent of the building facade may encroach up to 5 (B) feet into the required street side yard.
- Setbacks in RM-4-10, RM-4-11 Zones (g)
 - Two contiguous yards must observe setbacks of at least 15 feet on the (1) northerly and easterly elevations, as shown in Diagram 131-04J.



- The side yard and rear yard shall equal the requirements of the (2) adjacent residential zone if that zone is more restrictive.
- Setback Requirements in the RM-5-12 Zone (h)
 - Front Setback in the RM-5-12 Zone (1)

The minimum front *setback* is 10 feet for any portion of a *lot* that fronts on a turnaround or on a curving *street* with a centerline radius of less than 100 feet.

- (2) Side *Setback* in the RM-5-12 Zone
 The minimum side *setback* specified in Table 131-04G shall be increased 3 feet for each 12 feet of *structure height* over 24 feet.
- (3) Street Side Setback in the RM-5-12 Zone
 The minimum street side setback is as indicated in Table 131-04G, except as follows:
 - (A) 9 feet for any *lot* that is at least 45 but less than 50 feet wide;
 - (B) 8 feet for any *lot* that is at least 40 but less than 45 feet wide;
 - (C) 7 feet for any *lot* that is at least 35 but less than 40 feet wide;
 - (D) 6 feet for any *lot* that is at least 30 but less than 35 feet wide; and
 - (E) 5 feet for any *lot* that is less than 30 feet wide.
- (4) Rear *Setback* in the RM-5-12 Zone
 The rear *setback* specified in Table 131-04G shall be increased 3 feet for each 12 feet of *structure height* over 24 feet.
- (i) New *development* on a *premises* with a *previously conforming setback* may be located in compliance with the existing *previously conforming setback* if consistent with Section 127.0102(k)

§131.0444 Angled Building Envelope Plane / Maximum Structure Height in Residential Zones

- (a) Maximum *structure height* shall not exceed the height of the angled *building envelope* plane, which connects the maximum *structure height* adjacent to the setback and the overall maximum *structure height* as determined by the underlying base zone and the requirements below. Encroachments beyond the *building envelope* are subject to the requirements in Section 131.0461.
- (b) The angle of the *building envelope* plane is based on lot width as established in Table 131-04H.

Table 131-04H Required Angle Building Envelope Plane

Lot Width:	Angle of Plane ¹
Lot width.	Angle of Plane 1

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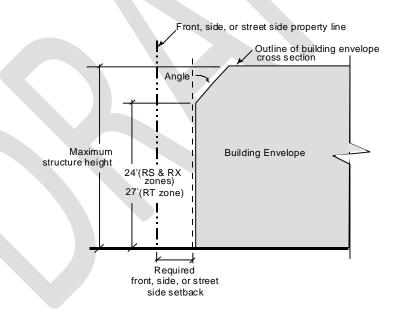
Less than 75 feet	45 degrees
75 feet to 150 feet	30 degrees
Greater than 150 feet	Not Applicable

Footnote for Table 131-04H

¹ The angled planes are measured from the vertical axis inward

(c) The maximum *structure height* requirements for the RS-1-1, RS-1-2, RS-1-3, RS-1-4, RS-1-5, RS-1-6, RS-1-7, and RX zones are stated in Tables 131-04D and 131-04E. The angled *building envelope* plane shall be required adjacent to required side *yards*. Angled *building envelope* planes are also required adjacent to front and street side *yards* in cases where the maximum *structure height* exceeds 27 feet. The angled *building envelope* plane shall be measured in accordance with Diagram 131-04L.

Diagram 131-04L Angled Building Envelope Planes in RS, RX, and RT Zones

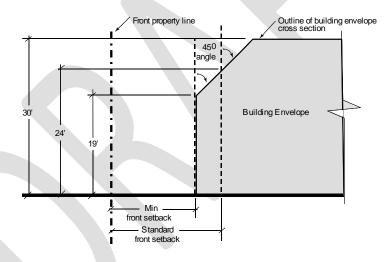


(d) The maximum *structure height* requirements for RT zones are stated in Table 131-04F. For buildings with a slab foundation, the maximum permitted *structure height* is 21 feet for one- and two-story *structures* or 31 feet for three-story *structures*. For buildings with a conventional raised floor, the maximum permitted *structure height* is 25 feet for one- and two-story structures or 35 feet for three-story *structures*. For buildings with sloped roofs with at least a 3:12 pitch (3 vertical feet to 12 horizontal feet), the maximum permitted *structure height* is increased by 5 feet. In all cases, unless otherwise excepted, the height of the *building envelope* above 27 feet adjacent to the

front *setback line* is established by a 30-degree angled *building envelope* plane slanting inward to the maximum permitted *structure height*. The angled *building envelope* planes shall be measured in accordance with Diagram 131-04L.

- (e) The maximum *structure height* requirements for the RM-1-1, RM-1-2, and RM-1-3 zones are stated in Table 131-04G. The angled *building envelope* plane requirements apply as follows:
 - (1) At the front *setback line*, the height of the *building envelope* above 19 feet at the minimum *setback* and 24 feet at the standard setback, is established by a 45-degree angled *building envelope* plan sloping inward to the maximum permitted 30-foot *structure height* limit, as shown in Diagram 131-04M.

Diagram 131-04M Angled Building Envelope at Front Setback



- (2) At the side *setback line*, the height of the *building envelope* above 24 feet in height is established by a 45-degree *building envelope* plane sloping inward to the maximum permitted 30-foot *structure height*.
- (f) The maximum *structure height* requirements for the RM-2-4, RM-2-5, and RM-2-6 zones are stated in Table 131-04G. At the side *setback lines*, the maximum height of the *building envelope* above 30 feet in height is established by a 60-degree angled *building envelope* plane sloping inward from the side *setback lines* to the maximum permitted 40-foot *structure height*.

§131.0445 Lot Coverage in Residential Zones

- (a) In all RE zones and the RS-1-1, RS-1-2, RS-1-3, RS-1-4, RS-1-4, RS-1-5, RS-1-6, and RS-1-7 zones, the maximum permitted *lot coverage* is 50 percent on any *premises* where more than 50 percent of the *premises* contains *steep hillsides*.
- (b) In the RT zones, garages of 525 square feet of *floor* area or less are not included in the calculation of *lot coverage*. Bay windows and turrets, when built at ground level, count as coverage. Roofed entryways (porches) and balconies with at least two elevations that are a minimum of 40 percent open do not count as coverage.
- (c) In the RM-4-10 and RM-4-11 zones, maximum *lot coverage* is 50 percent for interior *lots* and 60 percent for corner *lots*.
- (d) In the RM-5-12 zone, maximum *lot coverage* is 50 percent for interior *lots* and 60 percent for corner *lots*, except that maximum *lot coverage* for any *premises* that has a building exceeding 4 *stories* or 48 feet in *height* shall be reduced in accordance with Table 131-04I.

Table 131-04I Lot Coverage in RM-5-12 Zone

Stories or Structure Height	Maximum Lot Coverage
1-4 stories or 48 feet	50/60%
5 stories or 60 feet	37%
6 stories or 72 feet	32%
7 stories or 84 feet	28%
8 stories or 96 feet	25%
9 stories or 108 feet	23%
More than 10 stories or 120 feet	21%

§131.0446 Maximum Floor Area Ratio in Residential Zones

- (a) Floor Area Ratio for the RS-1-2, RS-1-3, RS-1-4, RS-1-5, RS-1-6, RS-1-7 Zones
 - (1) The maximum permitted *floor area ratio* is based on the lot area in accordance with Table 131-04J:

Table 131-04J Maximum *Floor Area Ratio* in RS-1-2, RS-1-3, RS-1-4, RS-1-5, RS-1-6, RS-1-7 Zones

Lot Area (square feet)	Floor Area Ratio
3,000 and less	0.70
3,001 - 4,000	0.65
4.001 - 5,000	0.60

Lot Area	Floor Area Ratio
(square feet)	
5,001 - 6,000	0.59
6,001 - 7,000	0.58
7,001 - 8,000	0.57
8,001 - 9,000	0.56
9,001 - 10,000	0.55
10,001 - 11,000	0.54
11,001 - 12,000	0.53
12,001 - 13,000	0.52
13,001 - 14,000	0.51
14,001 - 15,000	0.50
15,001 - 16,000	0.49
16,001 - 17,000	0.48
17,001 - 18,000	0.47
18,001 - 19,000	0.46
19,001 and greater	0.45

- (2) For *lots* that exceed the minimum *lot* area required by the applicable zone and where more than 50 percent of the *lot* area contains *steep hillsides*, the maximum permitted *floor area ratio* shall be based on the following:
 - (A) The area of the site not containing *steep hillsides* or the minimum *lot* area required by the applicable zone, whichever is greater; plus
 - (B) 25 percent of the remaining *lot* area not included in (A), above.
- (b) In the RS-1-8, RS-1-9, RS-1-10, RS-1-11, RS-1-12, RS-1-13, and RS-1-14 zones, up to 400 square feet of garage area shall be excluded from the calculation of *gross floor area*.
- (c) In the RX zone, the calculation of *floor area ratio* shall be based on the minimum *lot* area of the zone, or the area of the *lot* with a gradient less than 10 percent, whichever is greater.
- (d) In the RT zones, up to 525 square feet of garage area may be excluded from the calculation of *gross floor area*.
- (e) In the RM-1-2, RM-1-3, RM-2-4, RM-2-5, and RM-2-6 zones, a minimum of one-fourth of the permitted *floor area ratio* shall be reserved for required parking. If underground parking is provided, an area equal to the *gross floor area* of the underground parking may be added to the maximum *gross floor area* permitted for nonparking uses dpn1].—The maximum *floor area ratio* for

all *structures* on the *premises*, excluding underground parking structures, shall not exceed the maximum permitted *floor area ratio* for the zone as identified in Table 131-04G, except that a *floor area ratio* bonus shall be provided equal to the *gross floor area* of the underground parking, but not to exceed a *floor area ratio* of 1.0, where the vertical distance between adjacent grade and finished floor elevation above is five feet or less.

- (f) In the RM-3-7, RM-3-8, RM-3-9, RM-4-10, RM-4-11, and RM-5-12 zones, a minimum of one-third of the permitted *floor area ratio* shall be reserved for required parking. If underground parking is provided, an area equal to the *gross floor area* of the underground parking may be added to the maximum *gross floor area* permitted for nonparking uses. [dpn2] The maximum *floor area ratio* for all *structures* on the *premises*, excluding underground parking structures, shall not exceed the maximum permitted *floor area ratio* for the zone as identified in Table 131-04G, except that a *floor area ratio* bonus shall be provided equal to the *gross floor area* of the underground parking, but not to exceed a *floor area ratio* of 1.0, where the vertical distance between adjacent grade and finished floor elevation above is five feet or less.
- (g) In the RM-5-12 zone, the maximum permitted *floor area ratio* for buildings exceeding 4 *stories* or 48 feet of *structure height* shall be increased in accordance with Table 131-04K.

Table 131-04K Floor Area Ratio in the RM-5-12 Zone

Stories or Structure Height	Maximum Floor Area Ratio
1-4 stories or 48 feet	1.80
5 stories or 60 feet	1.85
6 stories or 72 feet	1.90
7 stories or 84 feet	1.95
8 stories or 96 feet	2.00
9 stories or 108 feet	2.05
More than 10 stories or 120 feet	2.10

§131.0447 Maximum Paving and Hardscape in Residential Zones

Paving and *hardscape* on *single dwelling unit* lots located in the RS zones shall be minimized as follows:

- (a) The required front *yard* shall be limited to a maximum of 60 percent paving and *hardscape*.
- (b) Within the required *street yard* paving and *hardscape* shall be limited to:

- (1) A driveway with direct vehicular access to required *off-street parking spaces* located outside of the required *setback* in accordance with section 142.0521,
- (2) A walkway to facilitate pedestrian access to the dwelling unit, and
- (3) Any decorative paving or *hardscape* that is not designed for vehicular access.
- (c) In order to maintain the character of the RS zone, paving and *hardscape* for vehicular use on *lots* less than 10,000 square feet, shall be further limited to off-street, surface parking for a maximum of 4 vehicles. Additional paving and *hardscape* shall be permitted for non-vehicular use or where necessary to provide vehicular access to garage parking.

§131.0448 Accessory Buildings in Residential Zones

This section is intended to clarify the regulations applicable to non-habitable *accessory buildings* in residential zones.

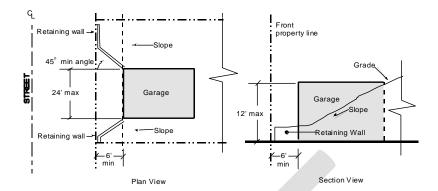
- (a) Multiple *accessory buildings* are permitted on a *premises*. However the square footage of all non-habitable *accessory buildings* excluding garages cannot exceed 25 percent of the allowable *gross floor area* of the *premises*.
- (b) Non-habitable *accessory buildings* or garages may not be used for living or sleeping purposes. A non-habitable *accessory building* or garage may have electrical, gas, water, and sewer connections to provide the following activities:
 - (1) Lighting, washing machines, dryers, laundry tubs, and hot water heater;
 - (2) A one-half bathroom, limited to a water closet and a lavatory sink; and
 - (3) A shower, provided the property owner signs an agreement recorded with the County Recorder and processed through the City Manager stating that the building will not be used for living or sleeping purposes.
- (c) *Non-habitable accessory buildings* or detached garages may encroach into required *yards* subject to the requirements in Section 131.0461.
- (d) Habitable *accessory buildings* may be permitted as follows:

- (1) As an *accessory building* to a *single dwelling unit* in accordance with Sections 141.0302 or 141.0306, or
- (2) As an *accessory building* to a *multiple dwelling unit development* to provide common area facilities for the property owner, tenants, and their guests in accordance with the underlying base zone.

§131.0449 Garage Regulations in Residential Zones

- (a) Garages within an existing embankment in the RE, RS, and RX Zones Attached or detached garages, not exceeding 12 feet in height, including parapets and handrails, may encroach into the front and street side yards, as shown in Diagram 131-04N, subject to the following conditions:
 - (1) The building is used only for required parking and incidental storage related to residential use;
 - (2) The building is located entirely within a pre-existing embankment at least 6 feet high, which shall be maintained. The embankment must have an average height of at least 6 feet within the area where the building is proposed.
 - (3) The *building facade* is set back a minimum of 6 feet from the *property line*;
 - (4) The building elevation facing the *street* is no more than 24 feet wide;
 - (5) No garage door opens so that it projects into the *public right-of-way* at any time;
 - (6) In the RE and RS zones the building does not exceed 525 square feet in *gross floor area*;
 - (7) In the RX zone the building does not exceed 400 square feet in *gross floor area*; and
 - (8) If the building is constructed in conjunction with a *retaining wall* that will be located within the required front *yard*, the *retaining wall* must be flared outward from the corners of the building at a minimum 45-degree angle to provide a *visibility area*.

Diagram 131-04N Garage Within Existing Embankment

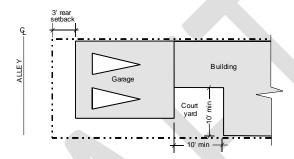


(b) Garages in RT Zones

- (1) An enclosed and detached <u>one-two</u>-car garage is required except as otherwise provided in this section. <u>The second required off-street parking space may be unenclosed provided the space is located consistent with the garage location requirements in Section 131.0449(b)(5).</u>
- (2) Notwithstanding Chapter 13, Article 2, Division 9 (Residential Tandem Parking Overlay Zone) a two car garage may provide parking in tandem spaces.
- (23) Access to required parking shall be from an *alley* abutting the premises. In lieu of public *alleys* in new *subdivisions*, private easements may be used to provide access for abutting residents and authorized service vehicles only.
- (34) The garage shall provide at least two one 9-foot by 20-foot parking spaces perpendicular to, and directly accessible from, the abutting *alley*.
- The garage shall be located within the rear 30 feet of the *lot*, except to the extent that it is necessary to accommodate a 21-foot distance between the edge of the garage and the edge of the *alley* opposite the *lot*.
- (56) The detached garage may not exceed 12 feet in height.
- (67) The garage may have a *roof deck* with open or solid safety fencing not to exceed 42 inches in height.
- (78) The garage shall abut one interior *property line*.

- (89) The garage may be attached to the dwelling unit, subject to the following conditions:
 - (A) A court yard with minimum dimensions of 10 feet by 10 feet must be provided within the rear 50 percent of the *lot*, as shown in Diagram 131-04O, or within the dwelling unit. The court yard shall extend the full height of the *structure* and must be at least 75 percent open to sunlight;

Diagram 131-04O Courtyard Requirement with Attached Garage



- (B) The vehicle entry facade of the garage may not be more than 24 feet from the rear *property line*; and
- (C) The garage is subject to the same height limits as the dwelling unit.
- (910) Habitable space may be located above an attached garage.

§131.0450 Building Spacing in Residential Zones

Detached dwellings shall maintain a minimum distance of 6 feet between dwellings and 3 feet between any dwelling and any detached, nonhabitable accessory building located on the same *premises*.

§131.0451 Minimum Development in the RT Zones Ground-floor Height

Townhouse *development* is permitted only if there is concurrent *development* of at least 300 feet of *street frontage* or a contiguous 50 percent of the *lots* in a block, whichever provides the greatest *street frontage*.

Ground-floor height applies to buildings with commercial uses on the ground floor. The minimum ground-floor height for buildings, measured from the average grade of the adjoining sidewalk, in increments of no more than 100 feet along a *development*

frontage, to the finished elevation of the second *floor*, shall be average of 15 feet, but not less than 13 feet.

§131.0452 Parkway Requirement in the RT Zones

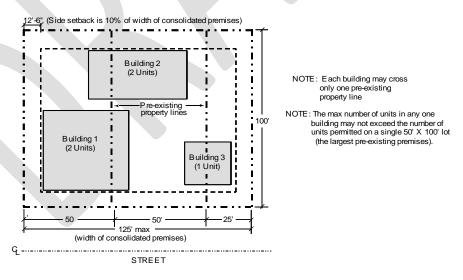
Subdivisions within the RT zones shall include a landscaped *parkway* between the *street* and the parallel public sidewalk that is at least 4 feet, 6 inches wide.

§131.0453 Lot Consolidation Regulations in the RM-1-1 and RM-1-2 Zones

In the RM-1-1 and RM-1-2 zones within urbanized communities, *lot* consolidation is subject to the following:

- (a) Any building on a consolidated *premises* may cross only one previous *property line*, as shown in Diagram 131-04P;
- (b) If the consolidation results in a total *street frontage* exceeding 60 feet, the number of dwelling units permitted within any single building shall not exceed the number of units that would have been permitted on the largest *premises* before the consolidation, as shown in Diagram 131-04P;

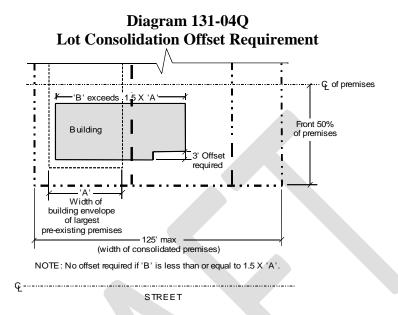
Diagram 131-04P Buildings on Consolidated Lots



- (c) If the depth of the *lots* to be consolidated is greater than 139 feet, only 139 feet shall be used in the calculation to determine the number of units permitted without a Site Development Permit; and
- (d) Within the front 50 percent of the consolidated *premises*, a minimum 3-foot offset in the front facade shall be required for any building where the

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dimension most parallel to the *street* exceeds one-and-one-half times the width of the permitted *building envelope* of the largest *lot* existing before consolidation. See Diagram 131-04Q.



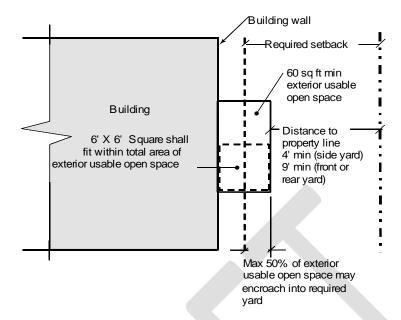
§131.0454 Storage Requirements in the RM Zones

In all RM zones, each dwelling unit shall have a fully enclosed, personal storage area outside the unit that is at least 240 cubic feet with a minimum 7-foot horizontal dimension along one plane.

§131.0455 Private Exterior Open Space in the RM Zones

(a) In the RM-1-1, RM-1-2, and RM-1-3 zones, at least 60 square feet of usable, private, exterior open space abutting each dwelling unit shall be provided with a minimum dimension of 6 feet in any direction. The open space may be located in required *yard* areas, but shall be no closer than 9 feet to the front or rear *property lines*, and no closer than 4 feet to the side *property lines*. See Diagram 131-04R.

Diagram 131-04R Private Exterior Open Space



- (b) In the RM-2-4, RM-2-5, and RM-2-6 zones, at least 75 percent of the dwelling units shall be provided with at least 60 square feet of usable, private, exterior open space abutting the unit with a minimum dimension of 6 feet. The open space may be located in required front and rear *yards*, but shall be no closer than 9 feet to the front *property line*.
- (c) In the RM-3-7, RM-3-8, and RM-3-9 zones, at least 75 percent of the dwelling units shall be provided with at least 60 square feet of usable, private, exterior open space abutting the unit with a minimum dimension of 6 feet. The open space may be located in the required front *yard*, but shall be no closer than 9 feet to the front *property line*.
- (d) In the RM-4-10, RM-4-11, and RM-5-12 zones, at least 50 square feet of usable, private, exterior open space abutting each dwelling unit shall be provided with a minimum dimension of 4 feet.

§131.0456 Common Open Space in the RM Zones

In all RM zones, *premises* with more than four dwelling units shall include common open space as follows:

- (a) The common open space area shall be at least 300 square feet, or 25 square feet per dwelling unit, whichever is greater.
- (b) At least one area of common open space shall be provided with minimum dimensions of 12 feet by 15 feet. This space shall be improved as a usable area with lawn or recreational facilities.

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- (c) Roofed *structures* may occupy a maximum of 50 percent of the common open space area. No enclosed buildings are permitted in the common open space area.
- (d) Common open space may be provided in the required side and rear *yards*.
- (e) Common open space shall be landscaped or improved with outdoor recreational facilities available only to the residents and guests of the *development*.

§131.0460 Maximum Third Story Dimensions in the RS Zones

In the RS-1-2, RS-1-3, RS-1-4, RS-1-5, RS-1-6, and RS-1-7 zones, the following shall apply:

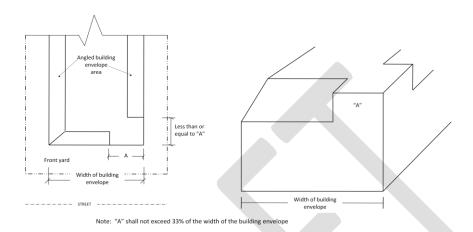
- (a) The width of the third *story* is limited to 70 percent of the width of the *lot*.
- (b) The depth of the third *story* is limited to 50 percent of the depth of the *lot* or 100 percent of the maximum width dimension, whichever is greater.

§131.0461 Architectural Projections and Encroachments in Residential Zones

- (a) The following are permitted *architectural projections* and *encroachments* into required *yards* and the angled *building envelope* plane for RS and RX zones and the RM-1-1, RM-1-2, and RM-1-3 zones. These projections and *encroachments* are not permitted in the required yards within view corridors that are designated by *land use plans* in the Coastal Overlay Zone and may not be located in a required *visibility area* or a required turning radius or vehicle back-up area except where development regulations may allow.
 - (1) Roof projects such as eave, cornice, and eyebrow projections may extend into the required *yard* or into the space above the angled *building envelope* subject to the following:
 - (A) The projection may extend a maximum of 6 feet into the required *yard* or 50 percent of the width of the required *yard*, whichever is less;
 - (B) The projection shall not be closer than 2 feet, 6 inches to the *property line*; and
 - (C) There shall be a minimum 6-foot, 8-inch clearance between *proposed grade* and the projection.
 - (D) The projection into the space above the angled *building envelope* is limited to a maximum of 33 percent of the width of

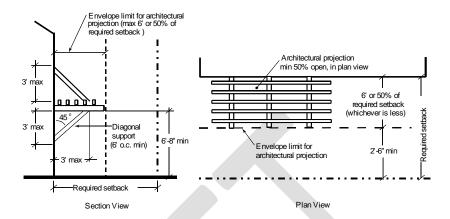
the *building envelope* facing the front yard, and a maximum depth equal to or less than its width. See Diagram 131-04S.

Diagram 131-04S Exception for Angled Building Envelope Area

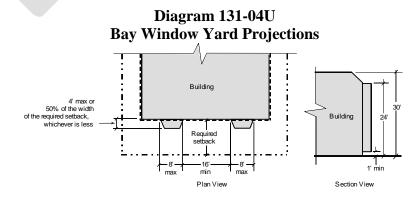


- (2) Openly supported *architectural projections*, including trellises, may encroach into required *yards*, as shown in Diagram 131-04T, subject to the following:
 - (A) The height shall not exceed the height of the *roof eave* or the sill plate of the second *floor*, whichever is lower;
 - (B) The projection shall be at least 50 percent open in plan view;
 - (C) The projection may extend a maximum of 6 feet into the required *yard* or 50 percent of the width of the required *yard*, whichever is less;
 - (D) The projection shall not be closer than 2 feet, 6 inches to the *property line*;
 - (E) There shall be a minimum 6-foot, 8-inch clearance between *proposed grade* and the lowest horizontal portion of the projection, not including the supports, as described in Section 131.0461(a)(2)(F), below; and
 - (F) Diagonal supports from the building wall, such as knee braces, extending within a 45-degree angle from the building wall to the horizontal portion of the projection are permitted, provided that the horizontal and vertical components of the supports do not exceed 3 feet. There shall be a minimum spacing of 6 feet between supports.

Diagram 131-04T Openly Supported Architectural Projections



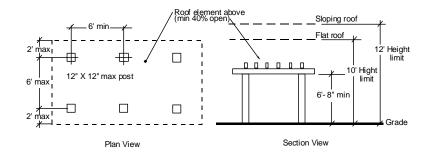
- (3) Bay windows may project into required *yards*, as shown in Diagram 131-04U, subject to the following requirements:
 - (A) There shall be a minimum 1-foot clearance between the lowest point of the bay window *structure* and *proposed grade* directly below;
 - (B) The bay window shall not project into the required *yard* more than 4 feet or 50 percent of the width of the required *yard*, whichever is less. The bay window shall not be closer than 3 feet to the *property line*;
 - (C) The bay window shall not be more than 8 feet in width;
 - (D) The bay window may extend to the maximum permitted height of the *building envelope*; and
 - (E) There shall be a 16-foot or greater spacing between bay windows, and no more than two bay windows per elevation shall encroach into the required *yard*.



- (4) Fireplace enclosures may encroach into required *yards* and the angled *building envelope* plane subject to the following requirements:
 - (A) The fireplace enclosure may not encroach into the required *yard* more than 2 feet, 6 inches or 50 percent of the width of the required *yard*, whichever is less. The fireplace shall not be closer than 2 feet, 6 inches to the *property line*;
 - (B) The fireplace and chimney are not subject to the 45-degree sloped *building envelope* requirement and may extend to the maximum *structure height* at the required *setback*;
 - (C) The fireplace enclosure shall have a maximum width of 10 feet measured from *grade* to the *roof eave* or the sill plate of the second *floor*, whichever is lower, and a maximum width of 5 feet beyond that; and
 - (D) No more than two projecting fireplaces per building elevation are permitted.
- (5) Mechanical equipment such as air conditioner units, gas meters, electrical fuse boxes, or pool equipment and associated utility enclosures may encroach into required side and rear *yards* subject to the following requirements:
 - (A) At-grade equipment shall be located a minimum of 4 feet from the *property line*; and
 - (B) Equipment that is located completely below finished grade, with a permanent, durable, protective cover shall be permitted to encroach up to 2 feet, 6 inches from the *property line*;
 - (C) Except that no setback shall be required for air conditioner units within a side or rear *yard* where sound attenuation features are incorporated and demonstrated to comply with applicable sound level limits in accordance with Section 59.5.0401.
- (6) Entry roofs and porches may encroach into the required front and *street* side *yards* subject to the following requirements:
 - (A) The *encroachment* shall not exceed 6 feet or 50 percent of the width of the required *yard*, whichever is less;

- (B) The height of the entry roof shall not exceed 15 feet above *grade*;
- (C) The width of the *encroachment* shall not exceed 10 feet or 50 percent of the width of the habitable portion of the building elevation, whichever is greater; and
- (D) Porches shall be maintained with at least two elevations that are at least 40 percent open.
- (7) Entry arbors may encroach into required front and *street* side *yards*, as shown in Diagram 131-04V, subject to the following requirements:
 - (A) The height of the arbor shall not exceed 10 feet for flat-topped *structures* or 12 feet for sloping *structures*;
 - (B) The width of the arbor shall not exceed 6 feet, measured to the centerlines of the supports. A maximum 2-foot overhang is permitted on each side of the center of the supports, as long as the overhang does not project into the *public right-of-way*;
 - (C) The horizontal surface of the arbor, including overhang, must provide a minimum 6-foot, 8-inch clearance above *proposed* grade;
 - (D) Supports shall not exceed a maximum dimension of 12 inches by 12 inches;
 - (E) There shall be at least 6 feet between supports along the length of the arbor;
 - (F) In plan view, the arbor shall be at least 40 percent open. Fencing between posts is subject to Chapter 14, Article 2, Division 3 (Fence Regulations);
 - (G) The arbor shall not be enclosed on any side other than the side attached to the building, if attached; and
 - (H) Arbors may encroach the entire width of the required *yard* but may not project beyond the *property line*.

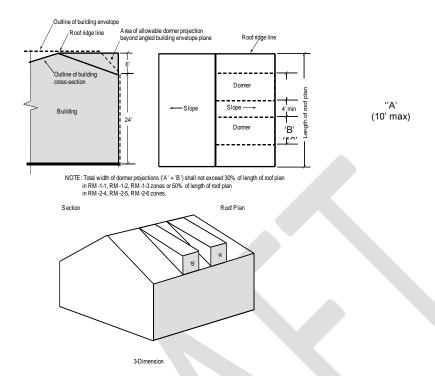
Diagram 131-04V Entry Arbor Yard Projections



- (8) Patio *structures* may be located within a required side *yard* or rear *yard*, subject to the following requirements:
 - (A) The patio *structure* shall not be located closer than 5 feet to any *property line*;
 - (B) The patio shall be open on at least three sides except for support columns with maximum dimensions of 18 inches by 18 inches in plan view;
 - (C) The support columns shall have a minimum separation of 8 feet measured on center; and
 - (D) The height of the roof of the patio shall not exceed the *roof* eave or the sill plate of the second *floor*, whichever is lower.
- (9) *Dormers* are permitted to encroach into required *yards* and into the angled *building envelope* plane subject to the following:
 - (A) The total length of all *dormers* on a building wall may not exceed 30 percent of the total length of the building along that wall:
 - (B) A *dormer* may not exceed 10 feet in width, measured at the building wall;
 - (C) There shall be a minimum of 4 feet between each *dormer*, including eaves;
 - (D) Projecting *dormers* may project through the 30/45-degree sloped *building envelope* plane and may encroach 4 feet into the required *yard* or 50 percent of the width of the adjacent required *yard*, whichever is less; provided, however, that the *dormer* may not be closer than 3 feet to the *property line*; and
 - (E) A *dormer* may be a vertical extension of a bay window.

Diagram 131-04W

Dormer Projection into Angled Building Envelope Plane



- (10) Unroofed *structures*: An unroofed portion of a *structure* not in excess of 3 feet above *proposed grade*, with an open safety railing not exceeding 42 inches in height, is permitted within a required side or rear *yard*.
- (11) Swimming pools, spas, and hot tubs are permitted within a required *yard* subject to the following:
 - (A) Swimming pools that project 3 feet or less above grade may be located a minimum of 3 feet from the *property line*.
 - (B) Swimming pools that project greater than 3 feet above grade are not permitted to encroach within a required *street yard* or interior side *yard setback*, but may encroach into the rear *yard* setback if located a minimum of 4 feet from the rear *property line*.
- (12) Garages or non-habitable *accessory buildings* may encroach into a required side or rear *yard* as follows:
 - (A) The *lot* size shall not exceed 10,000 square feet of area; and

- (B) The encroaching *accessory building* shall be limited to a maximum *structure height* of 15 feet within any setback. Any *development* attached to the *accessory building* above one *story* shall comply with the setback; and
- (C) The *accessory building* shall not exceed a maximum length of 30 feet within any given *setback*; and
- (D) An encroaching *accessory building* shall not exceed 525 square feet in *gross floor area*.
- (b) The following are permitted *architectural projections* and *encroachments* into the required front and street side *yard* for the RT zones. A maximum of 50 percent of the area of the required minimum front *yard* (the front 5 feet of the *lot*) may be used for *encroachments*. See Section 131.0464(c) for required building articulation features. No permitted projection or *encroachment* may be located in a required *visibility area* or a required turning radius or vehicle back-up area except where development regulations may allow.
 - (1) Projecting balconies may encroach into required minimum front and street side *yards* subject to the following requirements:
 - (A) One unenclosed projecting balcony is permitted for each *story* above the first *story*;
 - (B) A projecting balcony may encroach up to 4 feet into required minimum *yards*;
 - (C) Support posts to the ground below are not permitted unless the area below the balcony serves as a projecting entry and provides shelter for an access door to the dwelling unit; and
 - (D) The maximum permitted width of projecting balconies is 8 feet.
 - (2) Bay windows may encroach into required minimum front and street side *yards* subject to the following requirements:
 - (A) Bay windows are limited to two per *story*;
 - (B) The maximum permitted width of bay windows is 8 feet;
 - (C) Bay windows may encroach a up to 4 feet into required minimum *yards*; and

- (D) Bay windows may extend to the height of the building or there may be a horizontal separation between the bay windows.
- (3) Turrets with or without cupola may encroach into the required minimum front and street side *yards* and may extend into the sloped *building envelope* area subject to the following requirements:
 - (A) Only one turret per *lot* may be used;
 - (B) A turret located at the corner of the building on a corner *lot* may encroach into both the front and street side yards;
 - (C) A turret may encroach up to 4 feet into required *yards*; and
 - (D) A turret (and cupola) may also extend above the building height limit and into the sloped *building envelope* area so that the highest point is up to 5 feet above the maximum *structure height* of the base zone. However, no *structure* or addition to a *structure* shall be permitted to exceed the established height limit of any overlay zone. (See Overlay Zones Chapter 13, Article 2, Division 1.)
- (4) Projecting entries, either at *grade* or elevated with accompanying stairs and cover, may encroach into required minimum front and street side *yards* subject to the following requirements:
 - (A) Only one entry per elevation is permitted;
 - (B) The height of the *floor* of an elevated entry shall not exceed 42 inches above *proposed grade*;
 - (C) The entry may not be closer than 4 feet to the front *property line*; and
 - (D) The width of a projecting entry shall not exceed 50 percent of the width of the *building facade*.
- (5) Trellis projections and eaves may project into required minimum front and street side yards subject to the following requirements:
 - (A) Trellises may project into required minimum *yards* up to the *property line*, but no portion of the trellis may extend beyond the *property line*;
 - (B) Eaves may project 2 feet, 6 inches into the required minimum *yards*; and

- (C) There shall be at least 6 feet, 8 inches of clearance between *proposed grade* and the bottom of the projections.
- (6) *Dormers* may project into required minimum front and street side *yards* subject to the following requirements:
 - (A) A maximum of two *dormers* are permitted per elevation;
 - (B) The maximum width of *dormers* shall be 10 feet; and
 - (C) *Dormers* may extend into the sloped *building envelope* area.
- (7) A detached garage may encroach into the street side *yard* subject to the following requirements:
 - (A) The garage may not exceed 12 feet in height; and
 - (B) The garage must be located within the rear 30 feet of the *lot*.
- (c) In the RM-2-4, RM-2-5, RM-2-6, RM-3-7, RM-3-8, RM-3-9, RM-4-10, RM-4-11, and RM-5-12 zones, *architectural projections* and *encroachments* listed in Section 131.0461(a) are permitted with the following limitations. No permitted *architectural projection* or *encroachment* may be located in required *yards* within view corridors that are designated by *land use plans* in the Coastal Overlay Zone or in a required *visibility area*, a required turning radius, or vehicle back-up area except where development regulations may allow.
 - (1) For front and rear *yards*, one *encroachment* is permitted per 50 feet of *building facade* length, with a minimum of 10 feet between *encroachments*.
 - (2) For side *yards*, two *encroachments* are permitted per 50 feet of *building facade* length, with a minimum of 10 feet between *encroachments*.
 - (3) A minimum of 3 feet must be provided between the *encroachment* and the *property line*.
 - (4) Garages or non-habitable *accessory buildings* that meet the requirements in Sections 131.0461(a)(12)(A) through 131.0461(a)(12)(D) may only encroach in a required side or rear *yard* if the are detached.

- (5) *Dormers* may project into the angled *building envelope* plane as follows:
 - (A) The aggregate width of *dormers* may not exceed 50 percent of the length of the roof plan to which the *dormers* will be attached; and
 - (B) Dormers may not extend beyond a height of 40 feet.

§131.0462 Requirements for Attached Units in the RX Zones

The street wall of an attached dwelling unit shall be horizontally offset a minimum of 4 feet from the street wall of the dwelling unit to which it is attached.

§131.0463 Roof Design Variation Requirements in the RX Zones

In the RX zones, for *developments* exceeding 8 dwelling units, at least 30 percent of the units shall have roof designs that vary from the remainder of the dwelling units.

§131.0464 Supplemental Requirements for Residential Zones

- (a) Supplemental Requirements for RE and RS Zones
 - (1) *Manufactured homes* are permitted as residential dwelling units subject to all regulations of the applicable zone in addition to the following supplemental regulations:
 - (A) Siding shall be of nonreflective material such as wood, vinyl, stucco, decorative stone, or masonry;
 - (B) Roofing materials shall be of nonreflective material such as concrete tiles, fiberglass shingles, or composition shingles, shakes, or tiles;
 - (C) Eaves shall be between 12 and 16 inches measured from the vertical side of the exterior wall; and
 - (D) The foundation along the exterior perimeter shall conform to the Building Regulations and shall consist of poured concrete, masonry, or approved all-weather material. If the foundation material is not masonry or concrete, it shall match the siding material of the home.
- (b) Supplemental Requirements for RX Zones:

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- (1) For *lots* without *alley* access, a minimum of 25 percent of the length of the *building facade* on the ground *floor* must be utilized for habitable space.
- (2) *Manufactured homes* are permitted as residential dwelling units provided they comply with the regulations in Section 131.0464(a)(1).
- (c) Supplemental Requirements for RT Zones:
 - (1) When an RT *development* exceeds 12 units and the *lots* are greater than 90 feet in depth, the front facade of one-third of the dwelling units must be offset 3 feet from the front facade of the remaining units.
 - (2) For all dwelling units, 20 percent of the area of the front facade shall be used for door and window areas.
 - One building articulation feature from each category listed below shall be incorporated into each dwelling unit:

Category A:

Elevated first *floor* Projecting balcony Bay windows (2)

Category B:

Turret (with or without cupola)
Inset balcony
Angled side planes (2)
Projecting (or inset) elevated entry

Category C

Planter boxes
Trellises
Inset windows
Projecting covered entry
Dormers
Inset entry

Building articulation features shall be provided in accordance with the following regulations. Those features that may project into the required front and street side yards are indicated and are subject to the requirements in Section 131.0461(c).

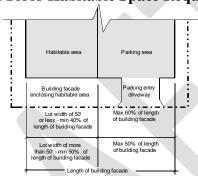
(A) Elevated First *Floor*. The elevation of the ground *story* (first *floor*) shall be 42 inches above *proposed grade*.

- (B) Projecting Balcony. A maximum of one projecting balcony is permitted for each *story* above the first *story*. Each balcony may be roofed or unroofed. Open or solid safety railings not to exceed 42 inches in height are permitted. (See Section 131.0461(b)(1) for *yard encroachment* regulations).
- (C) Bay Windows. At least two bay windows per elevation are required. A minimum of 40 percent of each bay window elevation shall be glass. (See Section 131.0461(b)(2) for *yard encroachment* regulations).
- (D) Turret. The minimum size of a turret shall be 6 feet by 6 feet or shall have a 6-foot diameter in plan dimensions. Turrets shall extend from the ground (first *story*) level for the full height of the building or shall extend from the second *story* to the full height of the building. A turret may project into the space above the angled *building envelope* plane to 5 feet above the maximum permitted *structure height*. For each *story*, at least 40 percent of the turret elevation shall be glass. At the first *story*, an entry door may substitute for an equal square footage amount of glass area. Only one bay window per *story* may be used if a turret is provided. (See Section 141.0461(b)(3) for *yard* encroachment regulations).
- (E) Inset Balcony. A maximum of two inset balconies are permitted per elevation. Each balcony may be roofed or unroofed. Open or solid safety railings not to exceed 42 inches in height are permitted.
- (F) Angled Side Planes. At both side *setbacks*, the *structure* shall observe 60-degree planes sloping inward above 25 feet in height to the maximum permitted building height. At minimum, angled planes must be located on the front 50 percent of the *structure*. *Dormers* may project from the angled side planes to the side *property lines* but may not be closer than 3 feet to a *street* side *property line*.
- (G) Projecting Elevated Entry. One projecting entry is permitted per elevation. The entry must be unenclosed on three sides and may have a maximum 42-inch-high open safety railing. The entry shall be a minimum of 6 feet and a maximum of 8 feet wide. The entry may have an unenclosed balcony with the same horizontal dimensions above it. Stairs providing access to the entry for buildings with an elevated first *floor* shall not be included in the determination of width. (See Section 131.0461(b)(4) for *yard encroachment* regulations).

- (H) Planter Boxes. Planter boxes shall be of wood, brick, stone, or finished/patterned concrete construction. The minimum total area of the planter boxes shall be 40 square feet. The walls of the planter boxes shall be at least 24 inches and no more than 36 inches high. The planter boxes shall be located adjacent to the *structure*, entry, walkway, or *property line*. Wrought iron fencing (and gate), at least 50 percent open, may be placed in the required front *yard* either separately or in conjunction with the planter boxes, in accordance with the *fence* height regulations in Chapter 14, Article 2, Division 3 (*Fence* Regulations).
- (I) Trellises. Trellises shall be at least 50 percent open in plan view. Diagonal supports from the building wall extending within a 45-degree angle from the building wall to the horizontal portion of the projection are permitted. (See Section 131.0461(b)(5) for *yard encroachment* regulations).
- (J) Inset Windows. A maximum of two inset windows are permitted per *story*. The window surface must be set back at least 6 inches from the front facade.
- (K) Projecting Covered Entry. One projecting covered entry is permitted per elevation. The entry shall be at least 6 feet but no more than 8 feet wide. The required cover shall be no more than 50 percent open. The entry may have an unenclosed balcony with the same horizontal dimensions, above it. (See Section 131.0461(b)(4) for *yard encroachment* regulations).
- (L) *Dormers. Dormers* may project into the space above the angled *building envelope* plane. *Dormers* may have pitched or curved roofs. The maximum width for *dormers* is 5 feet. At the side and *street* side *setbacks* a minimum separation of 10 feet between *dormers* is required. (See Section 131.0461(b)(6) for *yard encroachment* regulations).
- (M) Inset Entry. One inset entry is permitted per elevation. Inset entries shall be either at *grade* or elevated. The entry must be set back at least 24 inches from the facade and may have a maximum 42-inch-high open safety railing.
- (d) Supplemental Requirements for RM-1-1, RM-1-2, RM-1-3 Zones
 - (1) For *lots* with a width of 60 feet or less, not more than two 10-footwide garage doors or garage entries or a single 16-foot-wide garage

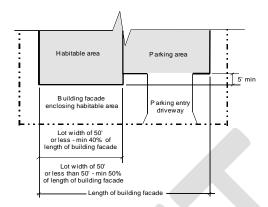
- door or entry on the *building facade* is permitted, except when that door accesses underground parking. For each additional 25 feet of *street frontage*, an additional 10 feet maximum width garage door or garage entry is permitted.
- (2) For *lots* with a width of 50 feet or less, at least 40 percent of the length of the *building facade* on the ground *floor* must enclose habitable area (not garage or parking entrance); for *lots* greater than 50 feet in width, at least 50 percent of the length of the *building facade* on the ground *floor* must enclose habitable area. See Diagram 131-04X.

Diagram 131-04X Ground Floor Habitable Space Requirement



- (3) Within the front facade on all *floors* above the first *floor*, a transparent glass window or windows with an aggregate area of at least 20 square feet shall be provided for each dwelling unit that faces the *street*.
- (e) Supplemental Requirements for the RM-2-4, RM-2-5, RM-2-6 Zones
 - (1) For *lots* with a width of 60 feet or less, not more than two 10-foot-wide garage doors or garage entries or a single 16-foot-wide garage door or entry on the *building facade* is permitted, except when that door accesses underground parking. For each additional 25 feet of *street frontage*, an additional 10 feet maximum width garage door or garage entry is permitted.
 - (2) Garages, carports, and other parking entries in the *building facade* shall be set back at least an additional 5 feet from the facade wall enclosing habitable space, as shown in Diagram 131-04Y.
 - (3) For *lots* with a width of 50 feet or less, at least 40 percent of the length of the *building facade* on the ground *floor* must enclose habitable area (not a garage or parking entrance); for *lots* greater than 50 feet in width, at least 50 percent of the length of the *building facade* on the ground *floor* must enclose habitable area. See Diagram 131-04Y.

Diagram 131-04Y Parking Area/ Habitable Space Offset



- (4) Within the *building facade* on all *floors* above the first *floor*, a transparent glass window or windows with an aggregate area of at least 20 square feet shall be provided for each dwelling unit that faces the *street*.
- (f) Supplemental Requirements for the RM-3-7, RM-3-8, RM-3-9 Zones When the ground *floor* of a building is used for parking and the parking is adjacent to a required *yard*, the parking area must be *screened* by a minimum 6-foot-high *fence* or 6-foot-high landscaping. A pedestrian entry to the building from each *street* must be provided.

\$131.0466 Deviations from Development Regulations for Reasonable Accommodations The Federal Fair Housing Act and the California Fair Employment and Housing Act require that jurisdictions make reasonable accommodations to afford disabled persons the equal opportunity to use and enjoy a dwelling. In consideration of the special need and the potential benefit that can be accomplished with a requested modification, deviations may be approved through Process One subject to the following:

- (a) The *development* will be used by a *disabled person*;
- (b) The deviation request is necessary to make specific housing available to a *disabled person* and complies with all applicable development regulations to the maximum extent feasible;
- (c) The deviation request will not impose an undue financial or administrative burden on the City;
- (d) The deviation request will not create a fundamental alteration in the implementation of the City's zoning regulations.

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(e) For *coastal development* in the *coastal overlay zone*, that is not exempt pursuant to Section 126.0704, there is no feasible alternative that provides greater consistency with the certified Local Coastal Program.

Chapter 13: Zones Article 1: Base Zones Division 5: Commercial Base Zones

§131.0501 Purpose of Commercial Zones

The purpose of the commercial zones is to provide for the employment, shopping, services, recreation, and lodging needs of the residents of and visitors to the City. The intent of the commercial zones is to provide distinct regulations for size, intensity, and design to reflect the variety of the desired *development* patterns within San Diego's communities.

§131.0502 Purpose of the CN (Commercial--Neighborhood) Zones

- (a) The purpose of the CN zones is to provide residential areas with access to a limited number of convenient retail and personal service uses. The CN zones are intended to provide areas for small-scale, lower intensity developments that are consistent with the character of the surrounding residential areas. The zones in this category may include residential development. Property within the CN zones will be primarily located along local and selected collector streets.
- (b) The CN zones are differentiated based on the permitted lot size and pedestrian orientation as follows:
 - CN-1-1 allows *development* of a limited size with a pedestrian orientation and medium *density*
 - CN-1-2 allows *development* with an auto orientation and medium *density*
 - CN-1-3 allows *development* with a pedestrian orientation and medium *density*
 - CN-1-4 allows *development* with a pedestrian orientation with a medium high residential *density*
 - CN-1-5 allows *development* with a pedestrian orientation with a medium high residential *density*

§131.0503 Purpose of the CR (Commercial--Regional) Zones

(a) The purpose of the CR zones is to provide areas for a broad mix of business/professional office, commercial service, retail, wholesale, and

limited manufacturing uses. The CR zones are intended to accommodate large-scale, high intensity *developments*. Property within these zones will be primarily located along major *streets*, primary arterials, and major public transportation lines.

- (b) The CR zones are designed for auto-oriented *development* and are differentiated based on the uses allowed as follows:
 - CR-1-1 allows a mix of regional serving commercial uses and residential uses, with an auto orientation and medium *density*
 - CR-2-1 allows regional serving commercial and limited industrial uses with an auto orientation but no residential use.

§131.0504 Purpose of the CO (Commercial--Office) Zones

- (a) The purpose of the CO zones is to provide areas for employment uses with limited, complementary retail uses <u>and residential use as specified.</u> and medium to high *density* residential *development*. The CO zones are intended to apply in <u>larger large-scale</u> activity centers or in specialized areas where a full range of commercial activities is not desirable.
- (b) The CO zones are differentiated based on the uses allowed, and development scale allowed as follows:
 - (1) The following zones allow residential *development*:
 - CO-1-1 <u>is intended to accommodate allows</u> a mix of office and residential uses with a neighborhood scale and orientation <u>and</u> <u>medium density</u>
 - CO-1-2 <u>is intended to accommodate allows</u> a mix of office and residential uses that serve as an employment center <u>and medium density</u>
 - (2) The following zones prohibit residential *development*:
 - CO-2-1 is intended to accommodate office uses with a neighborhood scale and orientation
 - CO-2-2 is intended to accommodate office uses that serve as an employment center
 - (3) The following zones allow residential *development* in a pedestrian oriented development:
 - CO-3-1 is intended to accommodate a mix of office and residential uses and a medium high density
 - CO-3-2 is intended to accommodate a mix of office and residential uses and a high density

§131.0505 Purpose of the CV (Commercial--Visitor) Zones

- (a) The purpose of the CV zones is to provide areas for establishments catering to the lodging, dining, and recreational needs of both tourists and the local population. The CV zones are intended for areas located near employment centers and areas with recreational resources or other visitor attractions.
- (b) The CV zones are differentiated based on *development* size and orientation as follows:
 - CV-1-1 <u>is intended to accommodate allows</u> a mix of large-scale, visitor-serving uses and residential uses <u>and medium density</u>
 - CV-1-2 <u>is intended to accommodate allows</u> a mix of visitor-serving uses and residential uses with a pedestrian orientation <u>and medium density</u>

§131.0506 Purpose of the CP (Commercial--Parking) Zone

The purpose of the CP zone is to provide off-street parking areas for passenger automobiles. The CP zone is intended to be applied in conjunction with established commercial areas to provide needed or required off-street parking.

§131.0507 Purpose of the CC (Commercial--Community) Zones

- (a) The purpose of the CC zones is to accommodate community-serving commercial services, retail uses, and limited industrial uses of moderate intensity and small to medium scale. The CC zones are intended to provide for a range of *development* patterns from pedestrian-friendly commercial *streets* to shopping centers and auto-oriented strip commercial *streets*. Some of the CC zones may include residential *development*. Property within the CC zones will be primarily located along collector *streets*, major *streets*, and public transportation lines.
- (b) The CC zones are differentiated based on the uses allowed and regulations as follows:
 - (1) The following zones allow a mix of community-serving commercial uses and residential uses:
 - CC-1-1 is intended to accommodate *development* with strip commercial characteristics and medium *density*
 - CC-1-2 is intended to accommodate *development* with high intensity, strip commercial characteristics and medium *density*
 - CC-1-3 is intended to accommodate *development* with an auto orientation and medium *density*
 - (2) The following zones allow community-serving uses with no residential uses:
 - CC-2-1 is intended to accommodate *development* with strip commercial characteristics

- CC-2-2 is intended to accommodate *development* with high intensity, strip commercial characteristics
- CC-2-3 is intended to accommodate *development* with an auto orientation
- CC-2-4 is intended to accommodate *development* with a pedestrian orientation.
- CC-2-5 is intended to accommodate *development* with a high intensity, pedestrian orientation
- (3) The following zones allow a mix of pedestrian-oriented, community-serving commercial uses and residential uses:
 - CC-3-4 is intended to accommodate *development* with a pedestrian orientation and medium *density*
 - CC-3-5 is intended to accommodate *development* with a high intensity, pedestrian orientation and medium *density*
 - CC-3-6 is intended to accommodate *development* with a high intensity, pedestrian orientation, and medium high density
 - CC-3-7 intended to accommodate *development* with a high intensity, pedestrian orientation, and high density
 - CC-3-8 intended to accommodate *development* with a high intensity, pedestrian orientation, and very high density
 - CC-3-9 intended to accommodate development with a high intensity, pedestrian orientation, and the highest density
- (4) The following zones allow heavy commercial uses and residential uses:
 - CC-4-1 is intended to accommodate *development* with strip commercial characteristics and medium *density*
 - CC-4-2 is intended to accommodate *development* with high intensity, strip commercial characteristics and medium *density*
 - CC-4-3 is intended to accommodate *development* with an auto orientation and medium *density*
 - CC-4-4 is intended to accommodate *development* with a pedestrian orientation and medium *density*
 - CC-4-5 is intended to accommodate *development* with a high intensity and medium *density*, pedestrian orientation
 - CC-4-6 is intended to accommodate *development* with a high intensity, pedestrian orientation, and medium high density.
- (5) The following zones allow a mix of heavy commercial and limited industrial uses and residential uses:
 - CC-5-1 is intended to accommodate *development* with strip commercial characteristics and medium *density*
 - CC-5-2 is intended to accommodate *development* with high intensity, strip commercial characteristics and medium *density*

- CC-5-3 is intended to accommodate *development* with an auto orientation and medium *density*
- CC-5-4 is intended to accommodate *development* with a pedestrian orientation and medium *density*
- CC-5-5 is intended to accommodate *development* with a high intensity, pedestrian orientation and medium *density*
- <u>CC-5-6 is intended to accommodate *development* with a high intensity, pedestrian orientation, and medium high density.</u>

§131.0515 Where Commercial Zones Apply

On the effective date of Ordinance O-18692, all commercial zones that were established in Municipal Code Chapter 10, Article 1, Division 4 were amended and replaced with the base zones established in this division.

§131.0520 Use Regulations of Commercial Zones

The regulations of Section 131.0522 apply in the commercial zones where indicated in Table 131-05B.

- (a) The uses permitted in any commercial zone may be further limited by the following:
 - (1) Section 131.0540 (Maximum permitted residential density and other residential regulations);
 - (2) Use Limitations applicable to the Airport Compatibility Overlay Zone (Chapter 13, Article 2, Division 15);
 - (3) The presence of *environmentally sensitive lands*, pursuant to Chapter 14, Article 3, Division 1 (Environmentally Sensitive Lands Regulations)
 - (4) Any other applicable provision of the San Diego Municipal Code.
- (b) Within the commercial zones, no *structure* or improvement, or portion thereof, shall be constructed, established, or altered, nor shall any *premises* be used or maintained except for one or more of the purposes or activities listed in Table 131-05B. It is unlawful to establish, maintain, or use any *premises* for any purpose or activity not listed in this section or Section 131.0522.
- (c) All uses or activities permitted in the commercial zones shall be conducted entirely within an enclosed building unless the use or activity is traditionally conducted outdoors.

- (d) Accessory uses in the commercial zones may be permitted in accordance with Section 131.0125.
- (e) Temporary uses may be permitted in the commercial zones for a limited period of time with a Temporary Use Permit in accordance with Chapter 12, Article 3, Division 4.
- (f) For any use that cannot be readily classified, the City Manager shall determine the appropriate use category and use subcategory pursuant to Section 131.0110.

§131.0522 Use Regulations Table of Commercial Zones

The uses allowed in the commercial zones are shown in Table 131-05B.

Legend for Table 131-05B

Symbol in Table 131-05B	Description of Symbol
P	Use or use category is permitted. Regulations pertaining to a specific use may be referenced.
L	Use is permitted with limitations, which may include location limitations or the requirement for a use or <i>development permit</i> . Regulations are located in Chapter 14, Article 1 (Separately Regulated Use Regulations).
N	Neighborhood Use Permit Required. Regulations are located in Chapter 14, Article 1 (Separately Regulated Use Regulations).
С	Conditional Use Permit Required. Regulations are located in Chapter 14, Article 1 (Separately Regulated Use Regulations).
-	Use or use category is not permitted.

Table 131-05B Use Regulations Table for Commercial Zones

Use Categories/Subcategories	Zone	Zones					
	Designator						
[See Section 131.0112 for an	1st & 2nd >>	CN- ⁽¹⁾	CR-		CO-	CV-	CP-
explanation and descriptions of the Use Categories, Subcategories, and	3rd >>	1-	1- 2-	1-	<u>2-</u>	3- 1-	1-
Separately Regulated Uses]	4th >>	1 2 3 4 5	1 1	1 2	<u>1</u> <u>2</u> <u>1</u>	<u>2</u> 1 2	1
Open Space							
Active Recreation		-		-	<u>=</u>		-
Passive Recreation		ı		-	-		-
Natural Resources Preservation		-		-	<u>-</u>		-
Park Maintenance Facilities		1		-	-		-
Agriculture			•			•	
Agricultural Processing		-		-	<u>-</u>	<u>-</u>	_
Aquaculture Facilities		-		-	<u> </u>	<u> </u>	-

Separately Regulated Uses 4th >> 1 2 3 4 5 1 1 1 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2	explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses] Dairies	1st & 2nd >>		.)	a:-						
Separately Regulated Uses Single Development of the Use Categories, Subcategories, and Separately Regulated Uses Single Dwelling Units Separately Regulated Residential Uses Single Dwelling Units Separately Regulated Residential Uses Separately Regulated Residential Uses Separately Regulated Residential Uses Separately Regulated Residential Uses Separately Regulated Repair Shops Separately Regulated Residential Separately Regulated Residential Separately Regulated Residential Separately Regulated Residential Uses	explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses] Dairies		CIN-					<u></u>		CV	CD
Use Categories, Subcategories, and Separately Regulated Uses 3rd >> 1 - 1 - 2 - 1 - 2 - 1 - 2 - 1 - 2 - 1 - 2 - 1 - 2 - 1 - 2 - 1 - 2 - 1 - 2 - 1 - 2 - 1 - 2 - 1 - 2 -	Use Categories, Subcategories, and Separately Regulated Uses] Dairies							1			
Separately Regulated Uses 4th >> 1 2 3 4 5 1 1 1 2 2	Separately Regulated Uses] Dairies	3rd >>			1-	2-	1-	<u>2-</u>	<u>3-</u>		1-
Dairies	Dairies	4th >>	1 2 3	<u>4</u> <u>5</u>	1	1	1 2	1 2	1 2	1 2	1
Horticulture Nurseries & Greenhouses	Horticulture Nurseries & Greenho	<u> </u>	_		-	-	-	=	_	-	-
Raising & Harvesting of Crops		ouses	-		-	-	-			-	-
Separately Regulated Agriculture Uses	Raising & Harvesting of Crops		-		-	-	-			-	-
Agricultural Equipment Repair Shops		f Animals	-		-	-	-	=	=	-	-
Commercial Stables	Separately Regulated Agriculture	Uses									
Community Gardens	Agricultural Equipment Repair Sh	ops	-		P	P	ı	=	=	-	ı
Equestrian Show & Exhibition Facilities	Commercial Stables		-		-	-	ı	=	=	L	-
Open Air Markets for the Sale of Agriculture-related Products & Flowers	Community Gardens		L		L	L	L	L	=	L	L
Residential	Equestrian Show & Exhibition Fac	cilities	-		-	-	-	=	=	C	-
Residential Mobilehome Parks - - - - - - - - -		Agriculture-	_		-	-	-	=	<u>=</u>	-	_
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Rooming House [See Section 131.0112(a)(3)(A)] $P^{(2)}$ <td>Mobilehome Parks</td> <td></td> <td>-</td> <td></td> <td>_</td> <td>-</td> <td>-</td> <td></td> <td><u> </u></td> <td>-</td> <td>-</td>	Mobilehome Parks		-		_	-	-		<u> </u>	-	-
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Separately Regulated Residential UsesBoarder & Lodger Accommodations $L^{(2)}$ L $ L$ $ -$	Shopkeepers Units		$\underline{\underline{P}^{(2)}}$		<u>P</u> ⁽²⁾	=	$\underline{\mathbf{P}}^{(2)}$	=	<u>P</u> ⁽²⁾	$\underline{\mathbf{P}^{(2)}}$	=
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12 or Fewer Employees -									,		
Greater than 12 Employees $ -$			-		-	-	-	=	<u> </u>	-	-
Fraternities, Sororities and Student Dormitories $C^{(2)}$ C - C = $C^{(2)}$ - $C^{(2$			-		-	-	-	=	=	-	-
Garage, Yard, & Estate Sales <u>-</u> <u>-</u>				ı	-	-	-	=	=		-
Garage, Yard, & Estate Sales <u></u>	Fraternities, Sororities and Studen	t Dormitories	$\mathbf{C}^{(2)}$		C	-	C	=	=	$C^{(2)}$	_
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Ouest Quarter	Guest Quarter		-		-	1	-	=	-	-	_
	Home Occupations				L	1	L	=	L		-
Housing for Senior Citizens $C^{(2)}$ C - C $=$ C $C^{(2)}$ -	Housing for Senior Citizens		$C^{(2)}$		С	-	С	=	<u>C</u>	$C^{(2)}$	_
Live/Work Quarters - L <u>- L </u>	Live/Work Quarters		-		L	1	-	=	L	-	_
Residential Care Facilities:	Residential Care Facilities:	7						ı	ı		
6 or Fewer Persons	6 or Fewer Persons		$P^{(2)}$		P	-	P	=	<u>P</u>	$\mathbf{P}^{(2)}$	-
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Transitional Housing:	Transitional Housing:							<u> </u>			
6 or Fewer Persons P ⁽²⁾ P - P P ⁽²⁾ -			P ⁽²⁾		P	_	P	_	P	$P^{(2)}$	_
7 or More Persons $C^{(2)}$ C - C \underline{C} $C^{(2)}$ -			C ⁽²⁾			-		-	C	C ⁽²⁾	-
Watchkeeper Quarters - L - - -	Watchkeeper Quarters		-			L		-	-		-
Institutional	<u> </u>							<u> </u>	<u> </u> =		
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Separately Regulated Institutional Uses	<u> </u>	•	1		1	1		≛	≛	1	-
Airports		Coco	_		С	С	С	С	_	$C^{(10)}$	

Use Categories/Subcategories	Zone				Zones	3			
[See Section 131.0112 for an	Designator	CN- ⁽¹⁾	~						
explanation and descriptions of the	1st & 2nd >>		C			CO-	ı	CV-	CP-
Use Categories, Subcategories, and	3rd >>	1-	1-	2-	1-	<u>2-</u>	<u>3-</u>	1-	1-
Separately Regulated Uses]	4th >>	1 2 3 4 5	1	1	1 2	<u>1</u> <u>2</u>	<u>1</u> <u>2</u>	1 2	1
Botanical Gardens & Arboretums		-	P	P	С	<u>C</u>	=	P	-
Cemeteries, Mausoleums, Cremato	ries	-	С	С	C	<u>C</u>	=	C ⁽¹⁰⁾	-
Correctional Placement Centers		-	С	С	С	<u>C</u>	=	$C^{(10)}$	-
Educational Facilities:									
Kindergarten through Grade 12		C (10)	C	C	С	<u>C</u>	<u>C</u>	$C^{(10)}$	-
Colleges / Universities		-	С	С	С	C	C	C ⁽¹⁰⁾	-
Vocational / Trade School		-	P	P	P	P	<u>C</u>	_	-
Energy Generation & Distribution	Facilities	$C^{(10)}$	P	C	P	P	P	P ⁽¹⁰⁾	-
Exhibit Halls & Convention Facilit		-	P	P	С	C	_	P	-
Flood Control Facilities		L	L	L	L	L	L	L	-
Historical Buildings Used for Purp	oses Not	C ⁽¹⁰⁾	С	С	С	C	C	$C^{(10)}$	_
Otherwise Allowed									
Homeless Facilities:							ı		
Congregate Meal Facilities		$C^{(10)}$	С	-	С	C	<u>C</u>	$C^{(10)}$	_
Emergency Shelters		C ⁽¹⁰⁾	C	-	C	C	C	C ⁽¹⁰⁾	-
Homeless Day Centers		C ⁽¹⁰⁾	C	-	C	C	C	C ⁽¹⁰⁾	-
Hospitals, Intermediate Care Facili	ties &	-	P	P	С	C	C	$P^{(10)}$	-
Nursing Facilities									
Interpretive Centers		-	-	-7	-	-	_	-	-
Museums		-	P	P	С	<u>C</u>	C	P	-
Major Transmission, Relay, or Con	nmunications	-	C	С	С	C	C	$C^{(10)}$	-
Switching Stations									
Satellite Antennas		L	L	L	L	L	L	L	L
Social Service Institutions		-	С	С	С	C	C	C ⁽¹⁰⁾	-
Wireless communication facility:						· —	I		
Wireless communication facilit	y in the <i>public</i>	L	L	L	L	L	L	L	L
right-of-way with subterranean						_			
adjacent to a non-residential use									
Wireless communication facilit		N	N	N	N	N	N	N	N
right-of-way with subterranean	equipment								
adjacent to a residential use									
Wireless communication facility	in the <i>public</i>	С	С	С	С	<u>C</u>	<u>C</u>	С	С
right-of-way with above ground	equipment								
Wireless communication facility	outside the	L	L	L	L	L	L	L	L
public right-of-way									
Retail Sales									

Use Categories/Subcategories	Zone				Zones	;			
[See Section 131.0112 for an	Designator		~	_				GV.	
explanation and descriptions of the	1st & 2nd >>			R-		CO-	1	CV-	CP-
Use Categories, Subcategories, and	3rd >>		1-	2-	1-	<u>2-</u>	<u>3-</u>	1-	1-
Separately Regulated Uses]	4th >>		1	1	1 2	1 2	1 2	1 2	1
Building Supplies & Equipment		$P^{(11)}$	$P^{(11)}$	$P^{(11)}$	-	<u>-</u>	_	-	-
Food, Beverages and Groceries		$P^{(11)}$	1 -	$P^{(11)}$	$P^{(11)}$	P ⁽¹¹⁾	P ⁽¹¹⁾	$P^{(11)}$	-
Consumer Goods, Furniture, Appli	ances,	$P^{(11)}$	$\mathbf{P}^{(11)}$	P ⁽¹¹⁾	$P^{(3,11)}$	$\mathbf{P}^{(3,11)}$	$P^{(3,11)}$	$P^{(13)}$	-
Equipment									
Pets & Pet Supplies		P ⁽¹¹⁾		P ⁽¹¹⁾	-	- (11)	- (11)	- (11)	-
Sundries, Pharmaceutical, & Conve	enience Sales	P ⁽¹¹⁾	-	P ⁽¹¹⁾	$P^{(11)}$	<u>P</u> (11)	<u>P</u> (11)	P ⁽¹¹⁾	-
Wearing Apparel & Accessories		P ⁽¹¹⁾	P ⁽¹¹⁾	P ⁽¹¹⁾	-	<u>-</u>	<u>=</u>	$P^{(11)}$	-
Separately Regulated Retail Sales U						ı	1		
Agriculture Related Supplies & Equ	uipment	-	P	P	-	=	=	-	-
Alcoholic Beverage Outlets		L	L	L	L	<u>L</u>	<u>L</u>	L	-
Farmers' Markets			T .			-	· -	_	.
Weekly Farmers' Markets		L	L	L	L	F	<u>L</u>	L	L
Daily Farmers' Market Stands		L	L	L	L	Ī	<u>L</u>	L	-
Plant Nurseries		P	P	P	-		=	-	-
Retail Farms	D (1	L	L	L	L	<u>L</u>	<u>L</u>	C ⁽¹⁰⁾	-
Swap Meets & Other Large Outdoo Facilities	or Retail	-	C	С	-	≣	Ē	C. "	-
Commercial Services									
Building Services		-	Р	P	P ⁽⁶⁾	P ⁽⁶⁾	P ⁽⁶⁾	_	_
Business Support		P	P	P	$P^{(7)}$	$\mathbf{p}^{(7)}$	$\mathbf{P}^{(7)}$	_	_
Eating & Drinking Establishments		P ⁽⁴⁾	P	P	P ⁽⁵⁾	P ⁽⁵⁾	P ⁽⁵⁾	P	_
Financial Institutions		P	P	P	P	P	P	-	_
Funeral & Mortuary Services		1	P	P	-	-	-	-	_
Instructional Studios		P	P	P	P	P	P	P ⁽¹²⁾	_
Maintenance & Repair		P	P	P	$P^{(6)}$	P ⁽⁶⁾	P ⁽⁶⁾	-	-
Off-site Services		-	P	P	-	-	=	-	-
Personal Services		P	P	P	-	=	=	P	-
Assembly & Entertainment		$P^{(10)}$	P	P	P	-	<u>P</u>	$P^{(10)}$	-
Radio & Television Studios		-	P	P	-	<u>.</u>	-	-	-
Visitor Accommodations		-	P	P	-	=	=	P	-
Separately regulated Commercial S									
Adult Entertainment Establishment	s:					,		1	
Adult Book Store		L	L	L	-	=	=	-	-
Adult Cabaret		-	L	L	-	<u> </u>	=	L	-
Adult Drive-In Theater		-	L	L	-	=	=	L	-
Adult Mini-Motion Picture The	ater	-	L	L	-	=	=	L	-
Adult Model Studio		L	L	L	-	=	=	L	-
Adult Motel		-	L	L	-	=	=	L	-
Adult Motion Picture Theater		-	L	L	-	=	=	L	-
Adult Peep Show Theater		-	L	L	-	=	=	L	-
Adult Theater		-	L	L	-	=	=	L	-

Use Categories/Subcategories	Zone Designator				Zones	;			
[See Section 131.0112 for an	1st & 2nd >>	(1)	Cl	D		CO-		CV-	CP-
explanation and descriptions of the					1	1			
Use Categories, Subcategories, and	3rd >>		1-	2-	1-	<u>2-</u>	<u>3-</u>	1-	1-
Separately Regulated Uses]	4th >>	1 2 3 4 5	1	1	1 2	1 2	1 2	1 2	1
Body Painting Studio		L	L	L	-	=	=	L	-
Massage Establishment		L	L	L	-	=	=	-	-
Sexual Encounter Establishmen	t	L	L	L	-	=	=	L	-
Bed & Breakfast Establishments:									
1-2 Guest Rooms		-	P	P	-	=	=	P	-
3-5 Guest Rooms		-	P	P	-	=	-	P	-
6+ Guest Rooms		-	P	P	-	=	-	P	-
Boarding Kennels/Pet Day Care		L	L	L	N	<u>N</u>	=	$N^{(10)}$	-
Camping Parks		-	С	C	С	<u>C</u>	=	С	-
Child Care Facilities:									
Child Care Centers		L	L	-	L	<u>L</u>	L	$L^{(10)}$	-
Large Family Child Care Home	S	L	L	-	L	L	L	$L^{(10)}$	-
Small Family Child Care Home	S	L	L	-	L	Ī	L	L	-
Eating and Drinking Establishment	s Abutting	L	L	L	L	T	L	L	-
Residentially Zoned Property									
Fairgrounds		-	C	C	-	=	=	C	-
Golf Courses, Driving Ranges, and	Pitch & Putt	-	C	C	C	<u>C</u>		C	-
Courses									
Helicopter Landing Facilities			C	C	C	<u>C</u>	<u>C</u>	$C^{(10)}$	-
Massage Establishments, Specialize	ed Practice	L	L	L	-	=		$L^{(14)}$	-
Medical Marijuana Consumer Coo	peratives	-	-	C	-	=	=	-	-
Mobile food Trucks		L ⁽¹⁵⁾			$L^{(15)}$	$L^{(15)}$	<u>L</u> ⁽¹⁵⁾	$L^{(15)}$	$L^{(15)}$
Nightclubs & Bars over 5,000 squa		_	C	C	C	<u>C</u>	<u>C</u>	C	-
Parking Facilities as a Primary Use									
Permanent Parking Facilities		-	P	P	C	<u>C</u>	=	C	P
Temporary Parking Facilities	es	-	N	N	C	<u>C</u>	<u>C</u>	C	N
Private Clubs, Lodges and Fraterna	l	$P^{(10)}$	P	P	P	<u>P</u>	<u>P</u>	P ⁽¹⁰⁾	-
Organizations									
Privately Operated, Outdoor Recrea	ntion	-	P	P	C	<u>C</u>	Ξ	C	-
Facilities over 40,000 Square Feet i	n Size ⁽³⁾								
Pushcarts:			1	1		1	1		
Pushcarts on Private Property		L	L	L	L	L	L	L	-
Pushcarts in Public Right of Wa	ıy	N	N	N	N	<u>N</u>	<u>N</u>	N	-
Recycling Facilities:		_	T _ 1	I	_	_	I _	(10)	
Large Collection Facility		N	N	N	N	N	<u>N</u>	N ⁽¹⁰⁾	-
Small Collection Facility		L	L	L	L	L	L	$L^{(10)}$	-
Large Construction & Demolitic	on Debris	-	-	-	-	=	=	-	-
Recycling Facility									
Small Construction & Demolitie	on Debris	-	-	-	-	Ē	Ē	-	-
Recycling Facility		-	-		-				
Drop-off Facility		L	L	L	L	<u>L</u>	L	L	-
Green Materials Composting Fa	cılıty	-	-	-	-	=	=	-	-

Use Categories/Subcategories	Zone						Zor	ıes	}			
[G - G - t' - n 121 0112 f - n - n	Designator		- (1)								1	
[See Section 131.0112 for an	1st & 2nd >>	Cl	N - ⁽¹⁾		Cl	R-			CO-		CV-	CP-
explanation and descriptions of the Use Categories, Subcategories, and	3rd >>		1-		1-	2-	1-		<u>2-</u>	<u>3-</u>	1-	1-
Separately Regulated Uses]	4th >>	1 2 :	3 4	<u>5</u>	1	1	1	2	1 2	1 2	1 2	1
				<u> </u>				_				
Mixed Organic Composting Fac			-		-	-	-		=	=	-	-
Large Processing Facility Accep			-		-	-	-		Ē	Ē	-	-
98% of Total Annual Weight of from Commercial & Industrial												
Large Processing Facility Accep												
Types of Traffic	Julig All		-			-	_		Ē	Ē	-	-
Small Processing Facility Accept	ating at Least											
98% of Total Annual Weight of							_		Ē	Ē	_	-
From Commercial & Industrial												
Small Processing Facility Accept									_		_	
Types of Traffic	Zung Zun				_	_			=	=		-
Reverse Vending Machines			L		L	L	L		L	L	L	_
Tire Processing Facility					-	-		$\overline{}$	<u>=</u>	<u> </u>	-	
Sidewalk Cafes			L		L	L	L		L	L	L	
Sports Arenas & Stadiums					C	C	C		<u>C</u>		C	
Theaters that are outdoor or over 5,	000 square			$\overline{}$	C	C	C		<u>C</u>	-	C	
feet in size	ooo square		_						_	=		_
Urgent Care Facilities			N		N	N	N		N	N	N ⁽¹⁰⁾	
Veterinary Clinics & Animal Hospi	itale		L		L	L	N		N	<u>N</u>	-	
Zoological Parks	itais		<u>. </u>			-	-			-	_	
Offices					\forall							
Business & Professional		I) (7)		P	P	P		<u>P</u>	<u>P</u>	_	
Government		_	P		P	P	P		P	P	_	
Medical, Dental, & Health Practition	ner		P		P	P	P		<u>P</u>	<u>P</u>	_	
Regional & Corporate Headquarte			P		P	P	P		P	P	_	
Separately Regulated Office Uses					•					_=_		
Real Estate Sales Offices & Model	Homes		L		L	_	L		I.	I.	L	_
Sex Offender Treatment & Counsel			L		L	L	L		L	L	L ⁽¹⁰⁾	
Vehicle & Vehicular Equipment Sales	<u> </u>				L	L	L		L ≝	_ ≝	L	
Commercial Vehicle Repair & Main			_		P	P	-		=	=	_	
Commercial Vehicle Sales & Renta			_		P	P	_				_	_
Personal Vehicle Repair & Mainter			_		P	P	_				_	
Personal Vehicle Sales & Rentals	<u>iuiice</u>		_		P	P	_				_	
Vehicle Equipment & Supplies Sale	s & Rentals		_		P	P	_				_	_
Separately Regulated Vehicle & Ve						•			<u> </u>	=	I	
Equipment Sales & Service Uses	mediai											
Automobile Service Stations			_		N	N	С		<u>C</u>	<u>C</u>	С	_
Outdoor Storage & Display of New			_		C	C	-		<u>=</u>		-	_
Unregistered Motor Vehicles as a F									=	=		
Wholesale, Distribution, Storage	, 555								i .		ı	
Equipment & Materials Storage Ya	ırds		_		_	P	_		_	_	_	_
Moving & Storage Facilities			_		_	P	_		-	_	_	_
						-					i .	

Use Categories/Subcategories	Zone										
[See Section 131.0112 for an	Designator		CN- ⁽¹⁾	1	C	n		CO.		CV	CD
explanation and descriptions of the	1st & 2nd >>					R-		CO-		CV-	CP-
Use Categories, Subcategories, and	3rd >>		1-		1-	2-	1-	<u>2-</u>	<u>3-</u>	1-	1-
Separately Regulated Uses]	4th >>	1 2	3 4	5	1	1	1 2	1 2	1 2	1 2	1
Warehouses			-		-	$P^{(8)}$	-	_	=	-	-
Wholesale Distribution			-		-	$P^{(8)}$	-		-	-	-
Separately Regulated Wholesale, D	istribution,										
and Storage Uses											
Impound Storage Yards			-		-	C	-	=	<u> </u>	-	-
Junk Yards			-		-	-	-	=	<u> </u>	-	-
Temporary Construction Storage Y	ards Located		L	4	L	L	L	<u>L</u>	L	L	-
off-site											
Industrial								1		1 1	
Heavy Manufacturing			-		-	- (8)	-	=	=	-	-
Light Manufacturing			-		-	P ⁽⁸⁾	-	<u> </u>	=	-	-
Marine Industry			-		-	-	-	=	=	-	-
Research & Development			_		P	P	P	<u>P</u>	<u>P</u>	-	-
Trucking & Transportation Termin			-		P	P	-	3	<u>=</u>	-	-
Separately Regulated Industrial Us								1		1 1	
Hazardous Waste Research Facility			-		4	-	-	=	=	-	-
Hazardous Waste Treatment Facilit	•		-		-	-	-	=	=	-	-
Marine Related Uses Within the Co	astal Overlay		-		C	C	C	<u>L</u>	≞	C	-
Zone											
Mining and Extractive Industries			-		-	-	-	=	<u> </u>	(10)	-
Newspaper Publishing Plants			-		C	C	С	<u>C</u>	=	C ⁽¹⁰⁾	-
Processing & Packaging of Plant Pr			-		-	-	-	=	Ē	-	-
Animal By-products Grown Off-pro	emises										
Very Heavy Industrial Uses	*****		-		-	-	-	<u> </u>	=	-	-
Wrecking & Dismantling of Motor	Vehicles		-		-	-	-	Ē	=	-	-
Signs			D.		ъ	ъ	D		- D		D
Allowable Signs			P		P	P	P	<u>P</u>	<u>P</u>	P	P
Separately Regulated Signs Uses								1		1	
Community Entry Signs			L		L	L	L	<u>L</u>	L	L	L
Neighborhood Identification Signs			-		-	-	-	=	=	-	-
Comprehensive Sign Program			N		N	N	N	<u>N</u>	<u>N</u>	N	N
Revolving Projecting Signs			N		N	N	N	N	N	N	N
Signs with Automatic Changing Co	ру		N		N	N	N	<u>N</u>	<u>N</u>	N	N
Theater Marquees			-		N	N	-	=	<u>=</u>	N	-

Use Categories/Subcategories	Zone			Zones	}			
[See Section 131.0112 for an	Designator							
explanation and descriptions of the	1st & 2nd >>	> CC-						
Use Categories, Subcategories, and	3rd >>	1-	2-	3-	4-	5-		
Separately Regulated Uses]	4th >>	1 2 3	1 2 3 4 5	4 5 6 7 8 9	1 2 3 4 5 6	1 2 3 4 5 6		

Use Categories/Subcategories	Zone			Zones		
[See Section 131.0112 for an explanation and descriptions of the	Designator 1st & 2nd >>			CC-		
Use Categories, Subcategories, and	3rd >>	1-	2-	3-	4-	5-
Separately Regulated Uses]	4th >>			4 5 6 7 8 9		
Open Space	411//	1 2 3	1 2 3 4 2	<u> </u>	1 2 3 4 3 <u>0</u>	1 2 3 4 3 <u>0</u>
Active Recreation		-	_	_	_	_
Passive Recreation		-	-	_	-	-
Natural Resources Preservation		1	-	-	-	-
Park Maintenance Facilities		-	-	-	-	-
Agriculture						
Agricultural Processing		1	-	1	1	-
Aquaculture Facilities		-	-	-	-	-
Dairies		-	-	-	-	-
Horticulture Nurseries & Greenho	uses	-	-	-	-	-
Raising & Harvesting of Crops		-	-	-	-	-
Raising, Maintaining & Keeping of		-	-	-	-	-
Separately Regulated Agriculture						1
Agricultural Equipment Repair Sho	ops	P	P	-	P	P
Commercial Stables		-	-	-	-	-
Community Gardens		L	L	L	L	L
Equestrian Show & Exhibition Fac		-	-	-	-	-
Open Air Markets for the Sale of A	griculture-	1	-	-	-	-
Related Products & Flowers						
Residential						T
Mobilehome Parks			-	$P^{(2)}$	P ⁽²⁾	-
Multiple Dwelling Units	12()(2)(1)]	P ⁽²⁾	-		•	P ⁽²⁾
Rooming House [See Section 131.01	12(a)(3)(A)	P	-	P	P	P
Shopkeepers Units		<u>P</u>	=	<u>P</u>	<u>P</u>	<u>P</u>
Single Dwelling Units	7	-	-	-	-	-
Separately Regulated Residential U		T		τ	т	
Boarder & Lodger Accommodatio	ns	L	-	L	L	L
Companion Units		-	-	-	-	_
Employee Housing:						
6 or Fewer Employees		-	-	-	-	-
12 or Fewer Employees		-	-	-	-	-
Greater than 12 Employees Fraternities, Sororities and Student	Domnitorios	C	-	C	C	C
	Dominiones		-			
Garage, Yard, & Estate Sales Guest Quarters		-	-	-	-	-
		L	-	 	 L	L
Home Occupations Housing for Senior Citizens		C	-	C	C	C
Live/Work Quarters		L	-	L	L	L
Residential Care Facilities:		L	-	L	L	L
6 or Fewer Persons		P		P	P	P
7 or More Persons		C	-	C	C	C
Transitional Housing:		C	_	C	C	
Transitional Housing.						

Use Categories/Subcategories	Zone			Zones	<u> </u>	
[See Section 131.0112 for an	Designator					
explanation and descriptions of the	1st & 2nd >>		2	CC-	4	
Use Categories, Subcategories, and	3rd >>		2-	3-	4-	5-
Separately Regulated Uses]	4th >>		1 2 3 <u>4 5</u>	4 5 6 7 8 9		1 2 3 4 5 <u>6</u>
6 or Fewer Persons		P	-	P	P	P
7 or More Persons		C	-	C	C	C
Watchkeeper Quarters		-	L	-	-	-
Institutional						
Churches & Places of Religious Asse	mbly	P	P	P	P	P
Separately Regulated Institutional	Uses					
Airports		C	C	C	C	С
Botanical Gardens & Arboretums		С	C	С	С	С
Cemeteries, Mausoleums, Cremato	ries	C	С	C	С	С
Correctional Placement Centers		C	С	C	С	С
Educational Facilities:						
Kindergarten through Grade 12		C	С	C	С	С
Colleges / Universities		C	С	-	С	С
Vocational / Trade School		P	P	-	P	P
Energy Generation & Distribution l	Facilities	P	С	С	C	P
Exhibit Halls & Convention Facility		C	C	C	C	C
Flood Control Facilities		L	L	L	L	L
Historical Buildings Used for Purpo	oses Not	C	C	C	C	C
Otherwise Allowed	3505 1 (31				C	
Homeless Facilities:						
Congregate Meal Facilities		С	-	C	С	С
Emergency Shelters		C	_	C	C	C
Homeless Day Centers		C	_	C	C	C
Hospitals, Intermediate Care Facility	ties & Nursing	C	С	C	C	C
Facilities	iles & Ivaising		C		C	
Interpretive Centers		_	_	_	_	_
Museums		C	С	С	С	С
Major Transmission, Relay, or Con	nmunications	C	C	C	C	C
Switching Stations	mameurons		C	C	C	
Satellite Antennas		L	L	L	L	L
Social Service Institutions		C	C	C	C	C
Wireless communication facility:						C
Wireless communication facilit	v in the <i>nublic</i>	L	L	L	L	L
right-of-way with subterranean		L	L	L	L	L
adjacent to a non-residential us						
Wireless communication facility		N	N	N	N	N
right-of-way with subterranean		11	11	11	11	11
adjacent to a residential use	- quipinont					
Wireless communication facilit	v in the <i>public</i>	С	С	C	C	С
right-of-way with above ground						
Wireless communication facilit		L	L	L	L	L
public right-of-way	, catorac tric		_		_	
Retail Sales			1		<u> </u>	1
		1				

				Zones		
	esignator					
	& 2nd >>		2	CC-	4	
Use Categories, Subcategories, and Separately Regulated Uses]	3rd >>		2-	3-	4-	5-
	4th >>	1 2 3	1 2 3 4 5	4 5 6 7 8 9	1 2 3 4 5 <u>6</u>	1 2 3 4 5 <u>6</u>
Building Supplies & Equipment		P ⁽¹¹⁾	P ⁽¹¹⁾	P ⁽¹¹⁾	P ⁽¹¹⁾	P ⁽¹¹⁾
Food, Beverages and Groceries		P ⁽¹¹⁾	-	_	P ⁽¹¹⁾	P ⁽¹¹⁾
Consumer Goods, Furniture, Appliances	,	$P^{(11)}$	$P^{(11)}$	$P^{(11)}$	$P^{(11)}$	P ⁽¹¹⁾
Equipment		P ⁽¹¹⁾	P ⁽¹¹⁾	P ⁽¹¹⁾	P ⁽¹¹⁾	P ⁽¹¹⁾
Pets & Pet Supplies	G 1	P ⁽¹¹⁾	P ⁽¹¹⁾	P ⁽¹¹⁾	P ⁽¹¹⁾	P ⁽¹¹⁾
Sundries, Pharmaceutical, & Convenience	e Sales	P ⁽¹¹⁾	P ⁽¹¹⁾	P ⁽¹¹⁾	P ⁽¹¹⁾	P ⁽¹¹⁾
Wearing Apparel & Accessories		P	P	Ρ(***)	P(**/	P
Separately Regulated Retail Sales Uses	4				D	D
Agriculture Related Supplies & Equipmen	nt	- T	- T	- T	P	P
Alcoholic Beverage Outlets Farmers' Markets		L	L	L	L	L
		T	T	7	T	т
Weekly Farmers' Markets		L L	L L	L L	L L	L L
Daily Farmers' Market Stands Plant Nurseries		P	P	P	P	P P
Retail Farms				L	L	
	.11	L	L	L	L	L C
Swap Meets & Other Large Outdoor Reta Facilities	111	-	_	-	-	C
Commercial Services						
					P	P
Building Services Business Support		P	P	P	<u>г</u> Р	<u>г</u> Р
Eating & Drinking Establishments		P	P	P	P P	<u>г</u> Р
Financial Institutions		P	P	P	P P	P P
Funeral & Mortuary Services		P	P	P	P	P
Instructional Studios		P	P	P	P	P
Maintenance & Repair		P	P P	P P	<u>г</u> Р	P P
Off-site Services		1	1	1	P	P
Personal Services		P	P	P	<u>Р</u>	P
Assembly & Entertainment		P	P	P	<u>г</u> Р	P P
Radio & Television Studios		P	P P	P P	<u>г</u> Р	P
Visitor Accommodations		P	P	P	<u>г</u> Р	<u>г</u> Р
Separately Regulated Commercial Service	oc Heec	1	1	1	1	1
Adult Entertainment Establishments:	LES USES					
Adult Book Store		L	L	L	L	L
Adult Cabaret		L	L	L	L	L
Adult Drive-In Theater		L	L	L	L	L
Adult Mini-Motion Picture Theater		L	L	L	L	L
Adult Model Studio		L	L	L	L	L
Adult Motel Adult Motel		L	L	L	L	L
Adult Motion Picture Theater		L	L	L	L	L
Adult Peep Show Theater		L	L	L	L	L
Adult Theater Adult Theater		L	L	L	L	L
Body Painting Studio		L	L	L	L	L
Dody I diffillig Diddio		L	L	L	L	L

Use Categories/Subcategories Zone [See Section 131.0112 for an Designator						
explanation and descriptions of the	1st & 2nd >>			CC-		
Use Categories, Subcategories, and	3rd >>	1-	2-	3-	4-	5-
Separately Regulated Uses]				4 5 6 7 8 9		
Sexual Encounter Establishment			L			
Bed & Breakfast Establishments:		L	L	L	L	L
		P	D	D	D	D
1-2 Guest Rooms			P P	P	P	P
3-5 Guest Rooms		P		P	P	P
6+ Guest Rooms		P	P	P	P	P
Boarding Kennels/Pet Day Care		L	L	L	L	L
Camping Parks		С	C	С	С	С
Child Care Facilities:		•		*		•
Child Care Centers		L	-	L	L	L
Large Family Child Care Home		L	-	L	L	L
Small Family Child Care Home		L	-	L	L	L
Eating and Drinking Establishment	s Abutting	L	L	L	L	L
Residentially Zoned Property		-	~			
Fairgrounds		C	C	-	C	C
Golf Courses, Driving Ranges, and	Pitch & Putt	C	C	С	C	С
Courses		С		~		
Helicopter Landing Facilities			С	C	C	С
Massage Establishments, Specialized Practice			L	L	L	L
Medical Marijuana Consumer Cooperatives			<u>C</u>	- (15)	- (15)	- (15)
Mobile Food Trucks			L ⁽¹⁵⁾	L ⁽¹⁵⁾	L ⁽¹⁵⁾	L ⁽¹⁵⁾
Nightclubs & Bars over 5,000 squa		C	С	C	С	С
Parking Facilities as a <i>Primary Use</i>	2:					
Permanent Parking Facilities		P	С	P	P	P
Temporary Parking Facilities		N	C	N	N	N
Private Clubs, Lodges and Fraterna		P	P	P	P	P
Privately Operated, Outdoor Recre	ation Facilities	C	C	С	C	C
over 40,000 Square Feet in Size ⁽⁹⁾						
Pushcarts:						
Pushcarts on Private Property		L	L	L	L	L
Pushcarts in <i>public right-of-wa</i>	y	N	N	N	N	N
Recycling Facilities:						
Large Collection Facility		N	N	N	N	N
Small Collection Facility		L	L	L	L	L
Large Construction & Demolition Debris			-	-	-	-
Recycling Facility						
Small Construction & Demolition Debris			-	-	-	-
Recycling Facility						
Drop-off Facility			L	L	L	L
Green Materials Composting Facility			-	-	-	-
	Mixed Organic Composting Facility			-	-	-
Large Processing Facility Acce		-	-	-	-	-
98% of Total Annual Weight o						
from Commercial & Industrial	Traffic					

Use Categories/Subcategories	Zone							
[See Section 131.0112 for an	Designator		00					
explanation and descriptions of the	1st & 2nd >>		2	CC-	4	~		
Use Categories, Subcategories, and Separately Regulated Uses]	3rd >>		2-	3-	4-	5-		
		1 2 3	1 2 3 4 5	4 5 6 7 8 9	1 2 3 4 5 <u>6</u>	1 2 3 4 5 <u>6</u>		
Large Processing Facility Acce of Traffic		-	-	-	-	-		
Small Processing Facility Acce		-	-	-	C	C		
98% of Total Annual Weight o								
From Commercial & Industrial								
Small Processing Facility Acce of Traffic	epting All Types	-	-	-	С	С		
Reverse Vending Machines		L	L	L	L	L		
Tire Processing Facility		-	-	-	-	-		
Sidewalk Cafes		L	L	L	L	L		
Sports Arenas & Stadiums		C	C	C	C	С		
Theaters That Are Outdoor or over	5,000 Square	C	C	C	C	C		
Feet in Size								
Urgent Care Facilities		N L	N	N	N	N		
Veterinary Clinics & Animal Hospitals			L	L	L	L		
Zoological Parks			-	-	-	=		
Offices		P		T				
Business & Professional			P	P	P	P		
Government			P	P	P	P		
Medical, Dental & Health Practiti		P	P	P	P	P		
Regional & Corporate Headquart	ers	P	P	P	P	P		
Separately Regulated Office Uses								
Real Estate Sales Offices & Model	Homes	L	1	L	L	L		
Sex Offender Treatment & Counse	ling	L	L	L	L	L		
Vehicle & Vehicular Equipment Sale	es & Service							
Commercial Vehicle Repair & Ma	intenance) -	-	-	P	P		
Commercial Vehicle Sales & Renta	als	-	-	-	P	P		
Personal Vehicle Repair & Mainte	nance	P	P	-	P	P		
Personal Vehicle Sales & Rentals		P	P	-	P	P		
Vehicle Equipment & Supplies Sal		P	P	-	P	P		
Separately Regulated Vehicle & Vehicle	ehicular							
Equipment Sales & Service Uses								
Automobile Service Stations			N	N	N	N		
Outdoor Storage & Display of New, unregistered			C	-	C	C		
Motor Vehicles as a primary use								
Wholesale, Distribution, Storage				T				
Equipment & Materials Storage Y	ards	-	-	-	-	-		
Moving & Storage Facilities		-	-	-	P (8)	P (8)		
Warehouses		-	-	-	$P^{(8)}$	P ⁽⁸⁾		
Wholesale Distribution		-	-	-	-	$P^{(8)}$		

		Zones				
[See Section 131.0112 for an explanation and descriptions of the section 131.0112 for an explanation and descriptions of the section 131.0112 for an explanation and descriptions of the section 131.0112 for an explanation and descriptions of the section 131.0112 for an explanation and descriptions of the section 131.0112 for an explanation and descriptions of the section 131.0112 for an explanation and descriptions of the section 131.0112 for an explanation and descriptions of the section 131.0112 for an explanation and descriptions of the section 131.0112 for an explanation and descriptions of the section 131.0112 for an explanation and descriptions of the section 131.0112 for an explanation and descriptions of the section 131.0112 for an explanation e	_		CC-			
Use Categories, Subcategories, and 3rd >>		2-	3-	4-	5-	
	_	_	456789	-	_	
	1 2 3	1 2 3 <u> 4 2</u>	4 3 <u>0 1 0 2 </u>	1 2 3 4 3 <u>0</u>	1 2 3 4 3 0	
Separately Regulated Wholesale, Distribution, and Storage Uses						
Impound Storage Yards	_	_	_	С	С	
Junk Yards	 			-		
Temporary Construction Storage Yards Located	L	L	L	L	L	
off-site		L	L	L	L	
Industrial						
Heavy Manufacturing	_	-	_	_	_	
Light Manufacturing	-	-	-	_	$P^{(8)}$	
Marine Industry	-	-	-	_	_	
Research & Development	P	P	-	P	P	
Trucking & Transportation Terminals	-	-	-	-	_	
Separately Regulated Industrial Uses						
Extractive Industries	_		-	-	-[dpn3]	
Hazardous Waste Research Facility	-	-	-	_	-	
Hazardous Waste Treatment Facility	-	-	-	-	-	
Marine Related Uses Within the Coastal Overlay	С	C	С	С	С	
Zone						
Newspaper Publishing Plants	C	C	С	C	P	
Processing & Packaging of Plant Products &	-	-	-	-	-	
Animal By-products Grown Off-premises						
Very Heavy Industrial Uses	-	-	-	-	-	
Wrecking & Dismantling of Motor Vehicles	-	-	-	-	-	
Signs						
Allowable Signs	P	P	P	P	P	
Separately Regulated Signs Uses		T	T	1		
Community Entry Signs	L	L	L	L	L	
Neighborhood Identification Signs	-	-	-	-	-	
Comprehensive Sign Program	N	N	N	N	N	
Revolving Projecting Signs	N	N	N	N	N	
Signs with Automatic Changing Copy	N	N	N	N	N	
Theater Marquees Footnotes to Table 131-05B	N	N	N	N	N	

Footnotes to Table 131-05B

Uses shall not begin operating before 6:00 a.m. or continue operating later than 12:00 midnight in CN

² See Section 131.0540.

Only office furniture, appliances, and equipment establishments are permitted. The *gross floor area* occupied by these uses shall not exceed 2,500 square feet for each *premises*.

Drive-in and drive-through restaurants, live entertainment, and the sale of intoxicating beverages other than beer and wine are not permitted in the CN zones.

The sale of alcoholic beverages is not permitted as a *primary use*.

The gross floor area occupied by these uses shall not exceed 2,500 square feet for each premises.

Hiring halls are not permitted.

- These activities shall be located solely within an enclosed building that does not exceed 7,500 square feet of *gross floor area*. Activities that would require a permit from the Hazardous Materials Management Division of the County of San Diego or from the San Diego Air Pollution Control District are not permitted.
- The 40,000 square feet includes all indoor and outdoor areas that are devoted to the recreational use; it does not include customer parking areas.
- This use is not allowed within the Coastal Overlay Zone.
- Development of a large retail establishment is subject to Section 143.0302.
- Within the Coastal Overlay Zone, instructional studios are not permitted on the ground *floor* in the CV-1-1 or CV-1-2 zone.
- Permitted in CV zones where the *gross floor area* occupied by an individual retail sales establishment would not exceed 2,500 square feet.
- Specialized practice massage establishments are permitted only as an *accessory use* in the CV-1-1 and CV-1-2 zones
- This use is permitted as a limited use subject to a mobile food truck permit in accordance with Section 123.0603 and the limited use regulations in Section 141.0612.

§131.0530 Development Regulations of Commercial Zones

- (a) Within the commercial zones, no *structure* or improvement shall be constructed, established, or altered, nor shall any *premises* be used unless the *premises* complies with the regulations and standards in this division and with any applicable development regulations in Chapter 13, Article 2 (Overlay Zones) and Chapter 14 (General and Supplemental Regulations).
- (b) A Neighborhood Development Permit or Site Development Permit is required for the types of *development* identified in Table 143-03A.
- (c) The regulations in this division apply to all proposed *development* in the commercial base zones whether or not a permit or other approval is required except where specifically identified.

§131.0531 Development Regulations Tables of Commercial Zones

The following development regulations apply in each of the commercial zones as shown in Tables 131-05C, 131-05D, and 131-05E.

(a) CN Zones

Table 131-05C Development Regulations of CN Zones

Development Regulations	Zone Designator	Zones					
[See Section 131.0530 for	1st & 2nd >>			CN-			
Development Regulations of Commercial Zones	3rd >>	1-	1-	1-	<u>1-</u>	<u>1-</u>	
Commercial Zones]	4th >>	1	2	3	<u>4</u>	<u>5</u>	

Development Regulations	Zone Designator			Zones		
[See Section 131.0530 for				CNI		
Development Regulations of	1st & 2nd >>			CN-		
Commercial Zones]	3rd >>	1-	1-	1-	<u>1-</u>	<u>1-</u>
_	4th >>	1	2	3	<u>4</u>	<u>5</u>
Max permitted residential density ⁽¹⁾		3,000	1,500	1,500	<u>1,000</u>	<u>800</u>
Supplemental residential regulation 131.0540]	s [See Section	applies	applies	applies	<u>applies</u>	<u>applies</u>
Lot area						
Min Lot Area (sf)		2,500	5,000	5,000	<u>2,500</u>	<u>2,500</u>
Max Lot Area (ac)		0.3	10	10	0.3	0.3
Lot dimensions						
Min Lot Width (ft)		25	50	50	<u>25</u>	<u>25</u>
Min street frontage (ft)		25	50	50	<u>25</u>	<u>25</u>
Min Lot Depth (ft)		100			=	
Setback requirements						
Min Front setback (ft)					==	==
Max Front setback (ft)		$10^{(2)}$		10 ⁽²⁾	$\underline{\underline{10}^{(2)}}$	$\underline{\underline{10}^{(2)}}$
[See Section 131.0543(a) (1)]						
Min Side setback (ft)		10	10	10	<u>10</u>	<u>10</u>
Optional Side setback (ft)		0	0	0	<u>0</u>	<u>0</u>
[See Section 131.0543(b)]						
Side Setback abutting residential	applies	applies	applies	<u>applies</u>	<u>applies</u>	
[See Section 131.0543(c)]						
Min Street Side setback (ft)					=	=
Max Street Side setback (ft)		$10^{(2)}$		$10^{(2)}$	$10^{(2)}$	$10^{(2)}$
[See Section 131.0543(a) (1)]						
Min Rear setback (ft)		10	10	10	<u>10</u>	<u>10</u>
Optional Rear setback (ft)		0	0	0	<u>0</u>	<u>0</u>
[See Section 131.0543(b)]						
Rear Setback abutting residential [S	ee Section	applies	applies	applies	<u>applies</u>	<u>applies</u>
131.0543(c)]						
Max structure height (ft)		30	30	30	65	65
Max floor area ratio		$1.0^{(3,4)}$	$1.0^{(3,4)}$	$1.0^{(3,4)}$	1.0(3,4)	1.0(3,4)
Floor Area Ratio bonus for resident		0.5	0.75	0.75	<u>1.2</u>	<u>1.2</u>
/ Minimum percentage of bonus req		/100	/50	/50		
residential use[See Section 131.054	. , .					
Minimum Floor Area Ratio for resi		<u>0.5</u>	<u>0.38</u>	0.38	<u>0.6</u>	<u>0.6</u>
Ground- <i>floor</i> height [See Section 13	=	==	==	<u>applies</u>	<u>applies</u>	
Pedestrian paths [See Section 131.05	applies	applies	applies	<u>applies</u>	<u>applies</u>	
Transparency [See Section 131.0552	applies		applies	<u>applies</u>	applies	
Building articulation [See Section 13	applies	applies	applies	applies	applies	
Refuse and Recyclable Material Sto	applies	applies	applies	applies	applies	
Section 142.0805]		11		11		
Loading Dock and Overhead Door S	Screening	applies	applies	applies	applies	applies
Regulations [See Section 142.1030]	J	• •	^^	^^		
	-					

Footnotes for Table 131 05C Footnotes for Table 131-05C

- One dwelling unit per specified minimum square footage of lot area as determined in accordance with Section 113.0222.
- ² See Section 131.0543(a)(21).
- Within the Kearny Mesa Community Plan area, the maximum *floor area ratio* is 0.50 and the portion of the maximum allowed *gross floor area* that may be occupied by retail sales or eating and drinking establishments shall not exceed 70 percent.
- Within the Otay Mesa Community Plan area the maximum floor area ration is 0.30.

(b) CR, CO, CV, and CP Zones

Table 131-05D Development Regulations of CR, CO, CV, CP Zones

Development	Zone	Zonos									
Regulations	Designator					20.	iics		ı		ı
[See Section 131.0530	1st & 2nd >>	CR-			C	0-			C	V-	CP-
for Development	3rd >>	1- 2-	1		2	<u>!-</u>	3	<u>-</u>	1		1-
Regulations of	4th >>	1	1	2	<u>1-</u>	2-	1	2	1	2	1
Commercial Zones]					=	45					
Max permitted residenti		1,500	1,000	1,500		=	<u>800</u>	<u>600</u>	1,500	1,500	
Supplemental residentia [See Section 131.0540]	l regulations	applies	applies	applies	applies	applies	applies	applies	applies	applies	
Lot area											
Min Lot Area (sf)		15,000	5,000	5,000	5,000	5,000	5,000	5,000	15,000	5,000	
Max Lot Area (ac)							<u> </u>				
Lot dimensions											
Min Lot Width (ft)		100	50	50	50	50	50	50	100	50	
Min street frontage (f	t)	100	50	50	50	50	50	50	100	50	
Min Lot Depth (ft)		100	100	100	100	100	100	100	100	100	
Setback requirements										I.	
Min Front setback (ft)		10	10	10	10	10			10		10
Max Front setback (ft)			25 ⁽²⁾	10	$\frac{10}{25^{(2)}}$	<u>10</u>	10 ⁽²⁾	10 ⁽²⁾	10	10 ⁽²⁾	
[See Section 131.0543	(a)(1)	1	23		<u>23</u>	==				10	
Min Side setback (ft)		10	10	10	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>	10	10	10
Optional Side setback			0(3)	0 ⁽³⁾	0(3)	0(3)	<u>0</u>	<u>0</u>		0 ⁽³⁾	
Side Setback abutting		annlies	annlies	annlies	applies	applies	annlies	applies	applies	annlies	annlies
[See Section 131.0543	1 / 4						фрись	фрись	аррпез	аррпсз	аррпсз
Min Street Side setbac	` '	10	10	10	10	<u>10</u>	10(2)	$10^{\frac{2}{(2)}}$			
Max Street Side setbac	` '		25 ⁽²⁾		<u>25⁽²⁾</u>	==	10(2)	10(2)		10 ⁽²⁾	
[See Section 131.0543	(a) (1)]	4.0	4.0	10	1.0	1.0	4.0	1.0	10	10	10
Min Rear setback (ft)	(C)	10	$0^{(3)}$	$0^{(3)}$	$\frac{10}{0^{(3)}}$	$\frac{10}{0^{(3)}}$	$\frac{10}{0^{(3)}}$	$\frac{10}{0^{(3)}}$	10	$0^{(3)}$	$0^{(3)}$
Optional Rear setback	` '		0(*)	0(*)	0(0)	0(0)	0(*)	0(*)		0(*)	0,0
Rear Setback abutting		applies	applies	applies	applies	applies	applies	applies	applies	applies	applies
[See Section 131.0543] Max structure height (ft)		60	45	60	45	65	65	70	60	45	30
	1	00	43	00	43	03	03	<u>70</u>	00	35	30
Min lot coverage (%) Max floor area ratio		1 0 ^(4,5)	$0.75^{(4,5)}$	1 5 ^(4,5)	$0.75^{(4,5)}$	$\frac{=}{1.5^{(4,5)}}$	$2.0^{(4,5)}$	$2.0^{(4,5)}$	$2.0^{(4,5)}$	$2.0^{(4,5)}$	$1.0^{(4,5)}$
Floor Area Ratio bonu	ıs for		1.0	1 - 1 -	0.13	1.0			2.0	2.0	1.0
residential mixed use/		1.0 /50	/ 100	1.5	===	===	<u>2.5</u>	<u>2.5</u>			
residential mixed use	171111111111111111111111111111111111111		/100	<u> </u>	<u> </u>	<u> </u>		<u> </u>	<u> </u>	<u> </u>	

paraentage of homes required for										
percentage of bonus required for										
residential use [See Section										
131.0546(a)]										
Minimum Floor Area Ratio for	0.5	1.0	0.75			<u>1.5</u>	1.5			
<u>residential use</u>	0.5	1.0	0.75	==		1.5	1.5	=	=	=
Floor Area Ratio bonus for child										
care	applies		applies		applies	<u>applies</u>	applies			
[See Section 131.0546(b)]										
Ground-floor height [See Section	11	11	11	11	11	1'	11	11	11	
131.0548]	applies	applies	applies	applies	applies	applies	applies	applies	applies	=
Pedestrian paths [See Section	1.	1.	1.	1.	1:	11	1.	1.	1.	
131.0550]	applies	applies	applies	applies	applies	applies	applies	applies	applies	
Transparency [See Section 131.0552]		applies		applies	==	applies	applies		applies	
Building articulation [See Section	1:	1:	1:	11	111	12	11	1	1	
131.0554]	appnes	appnes	applies	<u>applies</u>	applies	appnes	applies	appnes	appnes	
Street yard parking restriction [See		1.		1.		,.	11			
Section 131.0555]		applies		<u>applies</u>	=	applies	applies			
Parking lot orientation [See Section										
131.0556]	applies		applies	=	applies	=		applies	applies	
Refuse and Recyclable Material	1.	1.	1:		1:	11	1.	1.	1.	1.
Storage [See Section 142.0805]	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies
Loading Dock and Overhead Door										
Screening Regulations [See Section	applies	applies	applies	applies	applies	applies	applies	applies	applies	applies
142.1030]										
E		1 101					•	•	•	-

Footnotes for Table 131-05D Footnotes for Table 131-05D

(c) CC Zones

Table 131-05E Development Regulations of CC Zones

Development Regulation	Zone Designator		Zo	nes	
[See Section 131.0530 for	1st & 2nd >>	CC-			
Development Regulations of Commercial Zones]	3rd >>	1- 2- 4- 5-	1- 2- 4- 5-	1- 2- 4- 5-	<u>2-</u> 3- 4- 5-
	4th >>	1	2	3	4
Max permitted residential density ⁽¹⁾		1,500	1,500	1,500	1,500
Supplemental residential regulations 131.0540]	applies	applies	applies	applies	
Lot area			•	•	

¹ One dwelling unit per specified minimum square footage of lot area as determined in accordance with Section 113.0222.

² See section 131.0543(a)(21).

³ See section 131.0543(b).

⁴ Within the Kearny Mesa Community Plan area, the maximum *floor area ratio* is 0.50 and the portion of the maximum allowed *gross floor area* that may be occupied by retail sales or eating and drinking establishments shall not exceed 70 percent.

⁵ Within the Otay Mesa Community Plan area the maximum floor area ration is 0.30.

Development Regulation Zone Designator		Zones				
[See Section 131.0530 for			C	C-		
Development Regulations of	3rd >>	1- 2- 4- 5-	1- 2- 4- 5-	1- 2- 4- 5-	<u>2-</u> 3- 4- 5-	
Commercial Zones]	4th >>	1	2	3	4	
Min Lot Area (sq. ft.)		5,000	5,000	5,000	2,500	
Max Lot Area (ac)						
Lot dimensions				I.	l	
Min Lot Width (ft)		50	50	100	25	
Min street frontage (ft)		50	50	100	25	
Min Lot Depth (ft)		100	100			
Max Lot Depth (ft)		150	150			
Setback requirements						
Min Front setback (ft)						
Max Front <i>setback</i> (ft)		$100^{(2,3)}$	$100^{(2,3)}$		10 ⁽²⁾	
[See Section 131.0543(a) (1)]						
Min Side setback (ft)		10	10	10	10	
Optional Side setback (ft)		0	0	0	0	
[See Section 131.0543(b)]	7 - 9 - 4 - 1	11	1	1:	1'	
Side <i>Setback</i> abutting residential [S 131.0543(c)]	see Section	applies	applies	applies	applies	
Min Street Side setback (ft)						
Max Street Side setback (ft)					10 ⁽²⁾	
[See Section 131.0543(a) (1)]						
Min Rear setback (ft)		10	10	10	10	
Optional Rear setback (ft)		0	0	0	0	
[See Section 131.0543(b)]						
Rear <i>Setback</i> abutting residential [\$131.0543(c)]	See Section	applies	applies	applies	applies	
Max structure height (ft)		30	60	45	30	
Min lot coverage (%)					35	
Max floor area ratio		$0.75^{(4,5)}$	$2.0^{(4,5)}$	$0.75^{(4,5)}$	$1.0^{(4,5)}$	
Floor Area Ratio bonus for resident		-0.75 /75		0.75 /75	0.5 /50	
Minimum percentage of bonus requ	ired for residential					
use [See Section 131.0546(a)]	1 1	0.76		0.56	0.25	
Minimum Floor Area Ratio for resi		<u>0.56</u>	=	<u>0.56</u>	<u>0.25</u>	
Ground-floor height [See Section 131		=	<u>applies</u>	<u>applies</u>	=	
Pedestrian paths [See Section 131.053	50]	applies	applies	applies	applies	
Transparency [See Section 131.0552]				applies		
Building articulation [See Section 13]	applies	applies	applies	applies		
Parking lot orientation [See Section 1	31.0556]	applies	applies	applies	-	
Refuse and Recyclable Material Stor 142.0805]	rage [See Section	applies	applies	applies	applies	
Loading Dock and Overhead Door S Regulations [See Section 142.1030]	creening	applies	applies	applies	applies	

Development Regulation	Zone Designator			Zones		
	1st & 2nd >>			CC		
[See Section 131.0530 for	3rd >>	<u>2-</u> 3- 4- 5-	<u>3-</u> <u>4-</u> <u>5-</u>	<u>3-</u>	<u>3-</u>	<u>3-</u>
Development Regulations of Commercial Zones	4th >>	5	<u>6</u>	<u>7</u>	8	9
Max permitted residential density ⁽¹⁾		1,500	1,000	800	600	400
	ra a .:	•				
Supplemental residential regulations 131.0540]	[See Section	applies	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>
Lot area						
Min Lot Area (sq. ft.)		2,500	<u>2,500</u>	<u>2,500</u>	<u>2,500</u>	<u>2,500</u>
Max Lot Area (ac)			==	==	==	==
Lot dimensions					l .	
Min Lot Width (ft)		25	<u>25</u>	<u>25</u>	<u>25</u>	<u>25</u>
Min street frontage (ft)		25	<u>25</u>	<u>25</u>	<u>25</u>	<u>25</u>
Min Lot Depth (ft)			=		==	=
Max Lot Depth (ft)			==	=	==	=
Setback requirements					<u> </u>	
Min Front <i>setback</i> (ft)						
Max Front setback (ft)		$10^{(2)}$	$1\overline{0}^{(2)}$	$10^{(2)}$	$1\overline{\overline{0}^{(2)}}$	$1\overline{0}^{(2)}$
[See Section 131.0543(a) (1)]						
Min Side setback (ft)		10	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>
Optional Side setback (ft)		0	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
[See Section 131.0543(b)]						
Side <i>Setback</i> abutting residential [S	ee Section	applies	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>
131.0543(c)]						
Min Street Side setback (ft)		(2)	==(2)	$\underline{10}^{(2)}$	==(2)	==(2)
Max Street Side setback (ft)		$10^{(2)}$	$10^{(2)}$	10(2)	10(2)	<u>10⁽²⁾</u>
[See Section 131.0543(a)(1)]		1.0	4.0	10	10	1.0
Min Rear setback (ft)		10	<u>10</u>	<u>10</u>	<u>10</u>	10
Optional Rear <i>setback</i> (ft) [See Section 131.0543(b)]		0	<u>O</u>	<u>0</u>	<u>0</u>	<u>0</u>
Rear <i>Setback</i> abutting residential [S	See Section	applies	applies	applies	applies	applies
131.0543(c)]		TI				
Max structure height (ft)		100	<u>65</u>	<u>65</u>	<u>100</u>	=
Min lot coverage (%)		35	<u>35</u>	<u>35</u>	<u>35</u>	<u>35</u>
Max floor area ratio		$2.0^{(4,5)}$	$2.0^{(4,5)}$	$2.0^{(4,5)}$	$2.0^{(4,5)}$	$2.0^{(4,5)}$
Floor Area Ratio bonus for residenti	2.0 /50	<u>2.0</u>	<u>2.5</u>	<u>2.5</u>	<u>3.0</u>	
use/Minimum percentage of bonus r						
residential use [See Section 131.054						
Minimum Floor Area Ratio for resi		<u>1.0</u>	<u>1.0</u>	<u>1.5</u>	<u>1.5</u>	<u>2.0</u>
Ground-floor height [See Section 131	_	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>
Pedestrian paths [See Section 131.055	[0]	applies	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>
Transparency [See Section 131.0552]		applies	<u>applies</u>	<u>applies</u>	applies	applies

Development Regulation	Zone Designator			Zones			
	1st & 2nd >>		CC				
[See Section 131.0530 for	3rd >>	<u>2-</u> 3- 4- 5-	<u>3-</u> <u>4-</u> <u>5-</u>	<u>3-</u>	<u>3-</u>	<u>3-</u>	
Development Regulations of Commercial Zones]	4th >>	5	<u>6</u>	<u>7</u>	<u>8</u>	<u>9</u>	
Building articulation [See Section 131	.0554]	applies	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>	
Parking lot orientation [See Section 1	31.0556]	-	=	=	=	=	
Refuse and Recyclable Material Store 142.0805]	applies	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>		
Loading Dock and Overhead Door So	applies	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>		
Regulations [See Section 142.1030]							

Footnotes for Table 131-05E Footnotes for Table 131-05E

§131.0540 Maximum Permitted Residential Density and Other Residential Regulations

The following regulations apply to all residential *development* within commercial zones where indicated in Table 131-04B:

(a) Residential *Development* as a Permitted Use.

Residential *development* is permitted in commercial zones only where it is identified in Table 131-05B.

- (b) Mixed-Use or Multi-Use Requirement. Residential *development* is permitted only when a commercial *structure* exists on the *premises* or is a part of the proposed *development*.
- (c) Ground *Floor* Restrictions.
 - Residential use and residential parking are prohibited on the ground *floor* in the front half of the *lot*, except in the CC-3-4, CC-3-5, <u>CC-3-6</u>, <u>CC-3-7</u>, <u>CC-3-8</u>, <u>CC-3-9</u>, <u>CC-4-4</u>, <u>CC-4-5</u>, <u>CC-4-6</u>, <u>CC-5-4</u>, <u>CC-5-5</u>, <u>CC-5-6</u>, and CV-1-2 zones, where these uses are prohibited on the ground *floor* in the front 30 feet of the *lot* as shown in Diagram 131-05A.

Diagram 131-05A Ground Floor Restriction

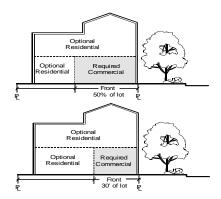
One dwelling unit per specified minimum square feet of lot area as determined in accordance with Section 113.0222.

² See Section 131.0543(a)($2\underline{1}$).

³ See Section 131.0543(a)($\frac{32}{2}$).

Within the Kearny Mesa Community Plan area, the maximum *floor area ratio* is 0.50 and the portion of the maximum allowed *gross floor area* occupied by retail sales or eating and drinking establishments shall not exceed 70 percent.

⁵ Within the Otay Mesa Community Plan area the maximum floor area ration is 0.30.



- (2) Within the Coastal Overlay Zone,
 - (A) <u>#Required parking cannot occupy more than 50 percent of the ground floor in the CV-1-1 or CV-1-2 zones.</u>
 - (B) Residential uses are not permitted on the ground floor.
- (d) Residential *Development*. Where residential *development* is permitted, the development regulations of the RM-1-1, RM-2-5, and RM-3-7, RM-3-8, RM-3-9, and RM-3-10 zones as appropriate according to the maximum permitted residential *density* apply, except that the lot area, lot dimensions, *setback*, *floor area ratio*, and *structure height* requirements of the applicable commercial zone apply. The *floor area ratio* bonus for providing underground parking in Sections 131.0446(e) and 131.0446(f) shall apply.
- (e) Non owner occupants must reside on the premises for a minimum of 7 consecutive calendar days.
- (f) Within the Coastal Overlay Zone, residential uses are not permitted on the ground floor.

§131.0543 Setback Requirements for Commercial Zones

Setback requirements are specified in Tables 131-05C, 131-05D, and 131-05E and are subject to the following exceptions and additional regulations:

- (a) Front and Street Side Setback Requirements
 - (1) Off-street parking in all commercial zones may be located within the required front *yard* and required street side yard adjoining the required landscaped strip abutting *public rights-of-way*.
 - (2) In the CN, CO, CV, and CC zones with a maximum front or *street* side *setback* as shown in Tables 131-05C, 131-05D, and 131-05E, the maximum *setback* shall apply to only 70 percent of the *street frontage*. The remaining 30 percent is not required to observe the maximum

setback and may be located farther from the *property line*. See Diagram 131-05B.

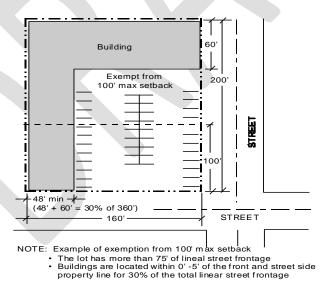
Maximum Setback Requirement

70% of the structure is located no further back than the 10' maximum setback. The remaining 30% is allowed to be located further back than the 10' maximum setback.

Diagram 131-05B

(3) In the CC-1-1, CC-1-2, CC-2-1, CC-2-2, CC-4-1, CC-4-2, CC-5-1, and CC-5-2 zones, the 100-foot maximum front *setback* does not apply to *lots* with more than 75 feet of *street frontage* if the proposed *development* is within 10 feet of the front or *street* side *property line* for at least 30 percent of the *street frontage*. See Diagram 131-05C.





(b) Minimum Side and Rear Setback

(1) In zones that require a 10-foot minimum side or rear *setback* and provide the option for no side or rear *setbacks* as shown in Tables 131-

- 05C, 131-05D, and 131-05E, the *structure* shall either be placed at the *property line* or shall be set back at least 10 feet.
- (2) The optional side or rear *setback* is not applicable to commercial *development* abutting low *density* residentially zoned properties as further described in Section 131.0543(c).
- (c) Commercial *Development* Abutting Residentially Zoned Properties
 - (1) Commercial development abutting low *density* residentially zoned properties with a permitted *density* of less than 15 *dwelling units* per acre shall provide a 10-foot minimum *setback* for any side or rear *yard* that abuts low density residential zoned property. The *structure* shall comply with additional step back requirements in accordance with Section 131.0543(c)(3).
 - (2) Commercial *development* abutting medium to high *density* residentially zoned properties with a permitted *density* of 15 *dwelling units* or more per acre shall provide no side or rear *setback* and locate the *structure* at the *property line* as provided for by Section 131.0543(b) shall comply with the following:
 - (A) Minimum step back for *structures* placed at the side *property line*.
 - (i) Any portion of the *structure* exceeding 15 feet in height shall be stepped back from the side *property line* 10 feet, or 10 percent of the *lot* width but not less than 5 feet, whichever is less.
 - (ii) Each 15 feet in height above 30 feet shall be stepped back at least 3 feet from the minimum *setback* of that portion of the *structure* immediately below.
 - (B) Minimum step back for *structures* placed at the rear *property line*.
 - (i) Any portion of the *structure* exceeding 15 feet in height shall be stepped back from the rear *property line* 10 feet, or 10 percent of the *lot* depth but not less than 5 feet, whichever is less.
 - (ii) Each 15 feet in height above 30 feet shall be stepped back at least 3 feet from the minimum *setback* of that portion of the *structure* immediately below.

(3) For side and rear *yards*, if the *structure* is set back 10 feet or more from the *property line*, each 15 feet in height above 30 feet shall be stepped back at least 3 feet from the minimum *setback* of that portion of the *structure* immediately below.

§131.0546 Maximum Floor Area Ratio

Maximum *floor area ratio* is specified in Tables 131-05C, 131-05D, 131-05E and is subject to the following additional regulations:

- (a) Floor Area Ratio Bonus for Mixed Use
 - (1) A *floor area ratio* bonus is provided in some commercial zones, as indicated in Tables 131-05C, 131-05D, and 131-05E, for residential uses that are developed as a part of a mixed-use project. A <u>minimum percentage of the FAR bonus minimum required residential *floor area ratio* is shown in the tables, <u>which and must be applied toward the residential portion of the project.</u> The remainder of the bonus may be used for either commercial or residential uses.</u>
 - (2) If underground parking is provided as part of a mixed use project a floor area ratio bonus shall be provided equal to the gross floor area of the underground parking, but not to not to exceed a floor area ratio of 1.0, where the vertical distance between adjacent grade and finished floor elevation above is three feet or less. The additional floor area ratio must be applied toward the residential portion of the project.
- (b) Child Care Facilities Bonus
 In the CR-1-1, CR-2-1, and CO-1-2, CO-2-2, CO-3-1, and CO-3-2 zones, a
 bonus over the otherwise maximum allowable gross floor area is permitted at
 the rate of 4 square feet of additional gross floor area for each 1 square foot
 of gross floor area devoted to the child care facility. The area designated for
 the facility must be used for child care for a minimum of 10 years and must be
 in compliance with the requirements of Section 141.0606 (Child Care
 Facilities).

§131.0548 Ground-floor Height

Ground-floor height applies to buildings with commercial uses on the ground floor. The minimum ground-floor height for buildings, measured from the average grade of the adjoining sidewalk, in increments of no more than 100 feet along a *development* frontage, to the finished elevation of the second *floor*, shall be average of 15 feet, but not less than 13 feet.

§131.0550 Pedestrian Paths

Where pedestrian paths are required in Tables 131-05C, 131-05D, or 131-05E, the number, location, and design of the paths shall be in accordance with the following.

- (a) Each commercial tenant space shall be accessible from an abutting public *street* by a pedestrian path that is at least 4 feet wide as shown on Diagram 131-05D. The path shall be continuous, clear of obstructions, easily identifiable as a pedestrian path, and visually distinguishable from other hardscaping. Pedestrian paths shall be separated from vehicular access areas by wheelstops, curbs, landscaping, or other physical barriers, except when crossing driveways or aisles.
- (b) At least one pedestrian path shall be provided for each property frontage on an improved public *street* when at some point along the frontage the difference in elevation between the sidewalk in the *public right-of-way* and the building or vehicle use area closest to the abutting *street frontage* is less than 4 feet, as shown in Diagram 131-05D. For a *premises* with more than three frontages, only three pedestrian paths are required.

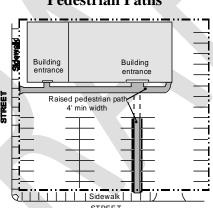


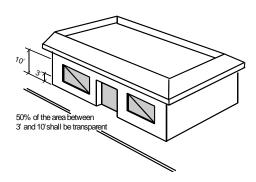
Diagram 131-05D Pedestrian Paths

(c) Building entrances located at the front or *street* side *property line*, where the building *setback* is zero, qualify as a required pedestrian path.

§131.0552 Transparency

Where transparency is required by Tables 131-05C, 131-05D, or 131-05E, a minimum of 50 percent of *street wall* area between 3 and 10 feet above the sidewalk shall be transparent, with clear glass visible into a commercial or residential use. Windows or other transparent materials that provide visibility into a garage or similar area do not count toward the required transparency. See Diagram 131-05E.

Diagram 131-05E Transparency



§131.0554 Building Articulation

Where building articulation is required by Tables 131-05C, 131-05D, or 131-05E, the following regulations apply.

(a) All building elevations fronting a *public right-of-way* shall be composed of offsetting planes that provide relief in the *building facade* by insetting or projecting surfaces (planes) of the building. The minimum number of offsetting planes and the minimum horizontal separation between planes is based on the length of the new *building facade*, as shown in Table 131-05F.

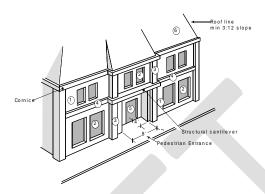
Table 131-05F Offsetting Plane Requirements

Length of New Building Façade	Number of Offsetting Planes Required
25 ft or less	2 with a minimum separation of 3 inches
More than 25 ft. but less than or equal to 50	4 planes consisting of :
ft	2 with a minimum separation of 3 inches, and
	2 with a minimum separation of 8 inches
More than 50 ft. but less than or equal to	6 planes consisting of:
100 ft	2 with a minimum separation of 3 inches, and
	2 with a minimum separation of 8 inches, and
	2 with a minimum separation of 3 feet
More than 100 ft	6 planes consisting of:
	2 with a minimum separation of 3 inches, and
	2 with a minimum separation of 8 inches, and
	2 with a minimum separation of 3 feet, and
	plus
	1 additional plane for each 50 feet of building
	facade length over 100 feet (maximum of 3
	additional planes required with a minimum
	separation of 5 feet).

(1) For purposes of this section, the area of a plane may include separate surfaces that are non-contiguous but which all lie in the same plane. Each numbered surface of the building shown in Diagram 131-05F represents a different plane of the building facade. The sum of the

area of each plane labeled with the same number in Diagram 131-05F is the total area of that plane.

Diagram 131-05F Building Articulation



- (2) For purposes of this section, an offset is the distance between two different planes of a *building facade* measured perpendicularly to the plane surface (for example, the dimension between plane 1 and 2 in Diagram 131-05F).
- (b) Where a 3-inch or 8-inch offset between planes is required, the total area of any single offsetting plane shall be more than 5 percent and less than 50 percent of the total *building facade* area on that frontage.
- (c) Where a 3-foot or 5-foot offset between planes is required, the total area of any single offsetting plane shall be more than 10 percent and less than 50 percent of the total *building facade* area on that frontage.
- (d) The following elements of a *building facade* may be used to satisfy any one required building plane:
 - (1) Roofs with a minimum pitch from eave to peak of 3:12 (3 vertical feet to 12 horizontal feet) and a minimum area of 10 percent of the building elevation fronting on a *public right-of-way*;
 - (2) Pedestrian entrances with a minimum offset dimension of 4 feet from the primary plane of the *building facade* and a minimum width of 8 feet;
 - (3) A cornice equal to at least 70 percent of the length of the *building* facade that has a minimum offset of 1 foot, located along the *street* wall: and
 - (4) Structural cantilevers with combined lengths totaling at least 30 percent of the length of the *building facade*, with an average offset of

at least 2 feet, located along the *street wall*. *Roof eaves* do not count as offsetting planes.

§131.0555 Parking Restriction

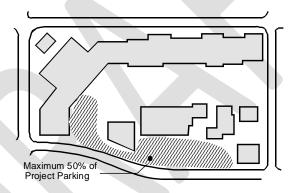
In the CO-1-1, <u>CO-3-1</u>, and <u>CO-3-2</u> zones, parking is not permitted in the required front and street side yard.

§131.0556 Parking Lot Orientation

In all zones where the parking lot orientation regulation applies, as indicated in Table 131-05D or 131-05E, proposed *development* with over 100,000 square feet of *gross floor area* and more than one *street frontage* shall locate no more than 50 percent of the *vehicular use area* between the longest *street frontage* providing public access to the *premises* and a building or buildings.

Diagram 131-05G Parking Lot Orientation Restriction

Parking Lot Orientation Restriction



Chapter 13: Zones
Article 1: Base Zones
Division 4: Industrial Base Zones

§131.0622 Use Regulations Table for Industrial Zones

The uses allowed in the industrial zones are shown in the Table 131-06B.

Legend for Table 131-06B

[No change in text.]

Table 131-06B Use Regulations Table for Industrial Zones

Use Categories/Subcategories	Zone Designator	Zones									
[See Section 131.0112 for an explanation and	1 st & 2 nd >>		IP-			IL-		IJ	Н-	IS-	IBT-
descriptions of the Use Categories, Subcategories,	$3^{\text{rd}} >>$	1-	2-	3-	1-	2-	3-	1-	2-	1-	1-
and Separately Regulated Uses]	$4^{th} >>$	1	1	1	1	1	1	1	1	1	1
Open Space through Rooming House [No change in text.]		[No	char	ige in	text	.]					
Shopkeeper Units		=	=	=	=	=	=	=	=	=	=
Single Dwelling Units through Separately Regulated Signs Uses, Theater Marquees – [No change in text.]		[No	char	ige in	text	.]					_

Footnotes to Table 131-06B [

[No change in text.]

Chapter 14: General Regulations
Article 2: General Development Regulations
Division 5: Parking Regulations

142.0501 through §**142.0520** [No change in text.]

§142.0525 Multiple Dwelling Unit Residential Uses — Required Parking Ratios

(a) Minimum Required Parking Spaces. The required automobile parking spaces, motorcycle parking spaces, and bicycle parking spaces for *development* of *multiple dwelling units*, whether attached or detached, and related and *accessory uses* are shown in Table 142-05C. Other allowances and requirements, including the requirement for additional common area parking for some projects, are provided in Section 142.0525(b) through (d).

Table 142-05C
Minimum Required Parking Spaces for
Multiple Dwelling Units and Related Accessory Uses

Multiple Dwelling Unit Type and related and Accessory Uses	Per (U	utomobile Spaces Requi Dwelling Unit <u>Dwelling</u> Inless Otherwise Indica	<u>ted)</u>	Bicycle ⁽⁵⁾ Spaces Required Per	
	Basic ⁽¹⁾	Transit Area ⁽²⁾	Parking Impact ⁽⁴⁾	Dwelling Unit	Dwelling Unit
Studio up to 400 square feet	1.25	1.0	1.5	0.05	0.3
1 bedroom or studio over 400 square feet	1.5	1.25	1.75	0.1	0.4
2 bedrooms	2.0	1.75	2.25	0.1	0.5
3-4 bedrooms	2.25	2.0	2.5	0.1	0.6
5+ bedrooms	2.25	2.0	(See footnote 6)	0.2	1.0
Reduced Parking Demand Housing (see Section 142.0527)	N/A	N/A	0.25 beyond that required in Section 142.0527	(See footnote 3)	(See footnote 3)
Condominium conversion ⁽⁸⁾ 1 bedroom or studio over 400 Square feet 2 bedrooms	1.0	0.75	1.25	N/A	N/A
3 + bedrooms	1.25	1.0	1.5	N/A	N/A
	1.5	1.25	1.75	N/A	N/A
Rooming house	1.0 per tenant	0.75 per tenant	1.0 per tenant	0.05 per tenant	0.30 per tenant
Boarder & Lodger Accommodations	1.0 per two boarders or lodgers	1.0 per two boarders or lodgers	1.0 per two boarders or lodgers, except 1.0 per boarder or lodger in beach impact area	N/A	N/A
Residential care facility (6 or fewer persons)	1 per 3 beds or per permit	1 per 4 beds or per permit	1 per 3 beds or per permit	N/A	N/A
Transitional Housing (6 or fewer persons)	1 per 3 beds or per permit	1 per 4 beds or per permit	1 per 3 beds or per permit	N/A	N/A
Accessory uses (Spaces per square feet ⁽⁷⁾)	Retail Sales: 2.5 per 1,000 Eating and Drinking Estb.: 5 per 1,000	Retail Sales: 2.5 per 1,000 Eating and Drinking Estb.: 5 per 1,000	Retail Sales: 2.5 per 1,000 Eating and Drinking Estb.: 5 per 1,000	N/A	N/A

Footnotes for Table 142-05C [No change in text.]

§142.0527 [No change in text.]

§142.0530 Nonresidential Uses — Parking Ratios

(a) Retail Sales, Commercial Services, and Mixed-Use Development.

Table 142-05E establishes the ratio of required parking spaces to building floor area in the commercial zones, industrial zones, and planned districts shown, for retail sales uses and for those commercial service uses that are not

covered by Table 142-05F or 142-05G. Table 142-05E also establishes the required parking ratios for mixed-use developments in a single *structure* that include an allowed use from at least two of the following use categories: (1) retail sales, (2) commercial services, and (3) offices.

Table 142-05E
Parking Ratios for Retail Sales, Commercial Services, Offices, and Mixed-Use Development

	U .	equired per 1,000 Square Fe		
		l Excludes <i>Floor</i> Area Devote	Area plus below Grade Floor ed to Parking)	
Zone		quired Automobile Parking		
Zone		Minimum Required Minimum Required		
	Outside a Transit	Within a Transit Area (2)	Maximum Permitted	
	Area			
Commercial Zones				
CC-1-1	2.5	2.1	6.5	
CC-2-1				
CC-4-1				
CC-5-1				
CC-1-2	2.5	2.1	6.5	
CC-2-2				
CC-4-2				
CC-5-2				
CC-1-3	$5.0^{(3)}$	4.3	6.5	
CC-2-3				
CC-4-3				
CC-5-3				
<u>CC-2-4</u>	2.5	2.1	6.5	
CC-3-4				
CC-4-4				
CC-5-4				
CC-3-5	1.0 (4)	1.0 (4)	5.5	
CC-3-5/Beach impact	2.5	2.1	6.5	
area ⁽⁵⁾		7.0		
CC-4-5	1.0 (4)	1.0 (4)	5.5	
<u>CC-2-5</u>	1.25	1.25	5.5	
CC-5-5				
<u>CC-3-6</u>	<u>2.5</u>	<u>2.1</u>	<u>6.5</u>	
<u>CC-4-6</u>				
<u>CC-5-6</u>				
<u>CC-3-7</u>	<u>2.5</u>	<u>2.1</u>	<u>6.5</u>	
<u>CC-3-8</u>	<u>2.5</u>	<u>2.1</u>	<u>6.5</u>	
<u>CC-3-9</u>	<u>2.5</u>	<u>2.1</u>	<u>6.5</u>	
CN-1-1	1.0 (4)	1.0 (4)	5.5	
CN-1-2	5.0	4.3	6.5	
CN-1-3	2.5	2.1	6.5	
<u>CN-1-4</u>	<u>2.5</u>	<u>2.1</u>	<u>6.5</u>	
CR-1-1	5.0 (3)	4.3	6.5	

	Otherwise Noted (Floo	equired per 1,000 Square Fee r Area Includes <i>Gross Floor A</i> l Excludes <i>Floor</i> Area Devote	Area plus below Grade Floor
Zone		quired Automobile Parking	
	Minimum Required Outside a <i>Transit</i> Area	Minimum Required Within a Transit Area (2)	Maximum Permitted
CR-2-1	11700		
CO-1-1	5.0	4.3	6.5
CO-1-2			
<u>CO-2-1</u>			
<u>CO-2-2CO-3-1</u>			
<u>CO-3-2</u>			
CV-1-1	5.0	4.3	6.5
CV-1-2	2.5	2.1	6.5
Industrial Zones	1		
IH-1-1	5.0	4.3	6.5
IH-2-1			
IL-1-1	5.0	4.3	6.5
IL-2-1			
IL-3-1 IP-1-1	5.0	4.3	6.5
IP-1-1 IP-2-1	5.0	4.3	0.5
IS-1-1	1.0 (4)	1.0 (4)	5.5
Planned Districts	1.0	1.0	5.5
Barrio Logan:	1.0 (4)	1.0 (4)	5.5
Subdistrict B	1.0	1.0	5.5
Barrio Logan:	2.5	2.1	6.5
Except Subdistrict B	2.0	2.1	0.0
	5.0	4.2	
Carmel Valley Cass Street	5.0	4.3	6.5 6.5
Cass Street Central Urbanized	2.5	2.0	6.5
Golden Hill	1.25	1.25	5.5
La Jolla	1.23	1.23	5.5
La Jolla Shores	1.0	1.0 (4)	5.5
Mid-City:	1.25	1.25	5.5
CN-3 and CV-3	1.23	1.23	3.3
Mid-City: Except	2.5	2.1	6.5
CN-3, CV-3	2.5	2.1	0.0
Mount Hope	3.3	2.8	6.5
Mission Valley: CV	2.5	2.1	6.5
Mission Valley:	5.0	4.3	6.5
Except CV			
Old Town	4.0	3.4	6.5
Southeast San Diego	2.5	2.1	6.5
San Ysidro	2.5	2.1	6.5
West Lewis Street	1.0 (4)	1.0 (4)	5.5

Footnotes For Table 142-05E [No change in text.]

(b) Eating and Drinking Establishments. Table 142-05F establishes the required ratio of parking spaces to building *floor* area in the commercial zones, industrial zones, and planned districts shown, for eating and drinking establishments that are the primary use on a *premises*.

Table 142-05F
Parking Ratios for Eating and Drinking Establishments

	Parking Spaces Required per 1,000 Square Feet of Eating and Drinking Establishment Floor Area Unless Otherwise Noted (Floor Area Includes Gross									
	Floor Area plus below	Floor Area plus below Grade Floor Area and Excludes Floor Area Devoted to Parking)								
Zone	Required Automobile Parking Spaces ⁽²⁾									
	Minimum Required	Minimum Required	Maximum Permitted							
	Outside a Transit Area	Within a Transit								
		Area ⁽³⁾								
Commercial Zones										
CC-1-1	2.5	2.1	25.0							
CC-2-1										
CC-4-1										
CC-5-1										
CC-1-2	2.5	2.1	25.0							
CC-2-2										
CC-4-2										
CC-5-2	2.5	2.1	25.0							
CC-4-2/Coastal	5.0	4.3	25.0							
Overlay Zone ⁽⁴⁾										
CC-1-3	15.0	12.8	25.0							
CC-2-3										
CC-4-3										
CC-5-3	2.5	2.1	25.0							
<u>CC-2-4</u>	2.5	2.1	25.0							
CC-3-4 CC-4-4										
CC-4-4/Coastal	5.0	4.2	25.0							
Overlay Zone ⁽⁴⁾	5.0	4.3	25.0							
CC-5-4	2.5	2.1	25.0							
CC-2-5	1.0 (5)	1.0 (5)	20.0							
CC-3-5	1.0	1.0	20.0							
CC-3-5/Coastal	5.0	4.3	25.0							
Overlay Zone ⁽⁴⁾	3.0	7.5	23.0							
CC-4-5	1.0 (5)	1.0 (5)	20.0							
CC-5-5	1.25	1.25	20.0							
CC-3-6	2.5	2.1	25.0							
<u>CC-4-6</u>	2.5	2.1	25.0							
<u>CC-5-6</u>	2.5	2.1	25.0							
CC-3-7	2.5	<u>2.1</u>	25.0							

			et of Eating and Drinking						
	Establishment Floor Ar	rea Unless Otherwise Not	ed (Floor Area Includes Gross						
	Floor Area plus below (ludes Floor Area Devoted to						
Zone	Parking) Required Automobile Parking Spaces ⁽²⁾								
	Minimum Required	Minimum Required	Maximum Permitted						
	Outside a Transit Area	Within a <i>Transit</i> Area ⁽³⁾							
<u>CC-3-8</u>	2.5	2.1	25.0						
CC-3-9	2.5	<u>2.1</u> 2.1	<u>25.0</u> 25.0						
CN-1-1	1.0 (5)	1.0 (5)	20.0						
CN-1-2	15.0	12.8	25.0						
CN-1-3	2.5	2.1	25.0						
CR-1-1	15.0	12.8	25.0						
CR-2-1	13.0	12.0	25.0						
CO-1-1	15.0	12.8	25.0						
CO-1-2	10.0	12.0	25.0						
<u>CO-2-1</u>									
<u>CO-2-2</u>									
CO-3-1									
<u>CO-3-2</u>									
CV-1-1	15.0	2.1	25.0						
CV-1-2	5.0	4.3	25.0						
Industrial Zones									
IH-1-1	15.0	12.8	25.0						
IH-2-1									
IL-1-1	15.0	12.8	25.0						
IL-2-1									
IL-3-1									
IP-1-1	15.0	12.8	25.0						
IP-2-1	(5)	(5)							
IS-1-1	1.0 (5)	1.0 (5)	20.0						
Planned Districts	(5)	(5)							
Barrio Logan: Subdistrict B	1.0 (5)	1.0 (5)	20.0						
Barrio Logan:	2.5	2.1	20.0						
Except									
Subdistrict B									
Carmel	15.0	12.8	25.0						
Valley									
Cass Street	5.0	4.3	25.0						
Central	2.5	2.1	6.5						
Urbanized	1.22	1 2 7	20.0						
Golden Hill	1.25	1.25	20.0						
La Jolla	5.0	4.3	20.0						
La Jolla	1.0	1.0 (5)	20.0						
Shores	1.25	1.25	20.0						
Mid-City:	1.25	1.25	20.0						
CN-3 and									

Zone	Parking Spaces Required per 1,000 Square Feet of Eating and Drinking Establishment ⁽¹⁾ Floor Area Unless Otherwise Noted (Floor Area Includes Gr Floor Area plus below Grade Floor Area and Excludes Floor Area Devoted to Parking) Required Automobile Parking Spaces ⁽²⁾						
	Minimum Required Outside a <i>Transit Area</i>	Minimum Required Within a <i>Transit</i> <i>Area</i> ⁽³⁾	Maximum Permitted				
CV-3							
Mid-City: Except CN-3, CV-3	2.5	2.1	25.0				
Mount Hope	3.3	2.8	25.0				
Mission Valley: CV	5.0	4.3	25.0				
Mission Valley: Except CV	15.0	12.8	25.0				
Old Town	4.0	3.4	25.0				
Southeast San Diego	5.0	4.3	25.0				
San Ysidro	5.0	4.3	25.0				
West Lewis Street	1.0 (5)	1.0 (5)	20.0				

Footnotes For Table 142-05F [No change in text.]

(c) through (h) [No change in text.]

§142.0535 through §142.0560 [No change in text.]

Chapter 15: Planned Districts
Article 2: Barrio Logan Planned District
Division 3: Zoning and Subdistricts

§152.0301 through§152.0315 [No change in text.]

§152.0316 Redevelopment Subdistrict Permitted Land Use Categories

Six major land use categories, described in Figure 2 of the Barrio Logan Planned District are permitted within the Redevelopment Subdistrict. They are Commercial Use, Mercado District, Commercial/Residential Mixed Use, Residential Use, Public/Quasi- Public Use and Light Industry/Commercial Use. The permitted land use classifications within each of these 6 land use categories are described in Section 152.0316 (Redevelopment Subdistrict - Land Use Classifications) and are further set out in Table 152-03A.

Legend for Table 152-03A

P Permitted CUP Conditional Use Permit

- Not Permitted

Table 152-03A Permitted Land use Categories

	Land Use Categories						
Land Use Classifications	Commercial Use	Mercado District	Comm/Res. Mixed Use	Residential Use	Public/ Quasi - Public Use	Light Industrial/ Comm. Use	
Residential							
Single-Family							
through Mercado							
District Residential							
[No change in text.]							
Shopkeeper Units							
(See Section	<u>P</u>	<u>P</u>	<u>P</u>	=	=	=	
113.0103)	_					_	
Commercial Retail th	rough Accessor	y Uses [No	change in text.]				

§152.0317 Redevelopment Subdistrict - Land Use Classifications

Permitted land uses within the Barrio Logan Redevelopment Subdistrict are grouped into Land Use Classifications. Land use classifications describe one or more uses having similar characteristics but do not list every use or activity that may be appropriate within the use classification. If a classification of use is necessary, the Planning Commission shall make that determination, in accordance with Process Four, taking into consideration the purpose and intent of the Redevelopment Subdistrict. The Planning Commission shall adopt a resolution embodying their determination. Certain land uses, as indicated in Section 152.0317, shall be examined on a case by case basis by the City Manager to determine whether and under which conditions those uses may be approved at a given site in accordance with Municipal Code Section 151.0401.

- (a) Residential
 - (1) through (6) [No change in text.]
 - (7) Shopkeeper unit
- (b) through (k) [No change in text.]

§152.0318 and §152.0319 [No change in text.]

Chapter 15: Planned Districts Article 5: Planned Districts Division 2: Central Urbanized Planned District

§155.0201 through §155.0236 [No change in text.]

§155.0238 Use Regulations Table of CU Zones

The uses allowed in the CU zones are shown in Table 155-02C:

Legend for Table 155-02C [No change in text.]

Table 155-02C Use Regulations Table for CU Zones

Use Categories/Subcategories [See Land Development Code	Zone Designator						
Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	1st & 2nd >> 3rd >> 4th >>	1-(1)	3 4	CU-	3 ⁽³⁾⁽¹²⁾	3-	7 8
Open Space through Agriculture	e [No change						
in text.]							
Residential							
Group Living Accommodation	ns through						
Multiple Dwelling Units [No	change in						
text.]	3						
Shopkeepers Units (See Section	113.0103)	<u>P</u>	$\underline{\mathbf{P}}^{(4)}$			$\underline{\mathbf{P}^{(4)}}$	
Single Dwelling Units through	Separately						
Regulated Uses [No change in							
Institutional through Signs [No							
text.]							
Ecotoctes to Table 155 02C (No	1	1	•				

Footnotes to Table 155-02C [No change in text.]

§155.0240 through **§155.0253** [No change in text.]

Chapter 15: Planned Districts Article 10: La Jolla Shores Division 3: Zones

§1510.0301 through **§1510.0308** [No change in text.]

§1510.0309 Commercial Center Zone-Permitted Uses

In the Commercial Center (CC), designated on that certain map referenced in Section 1510.0102, no building or improvement or portion thereof shall be erected, constructed, converted, established, altered or enlarged, nor shall any premises be used except for one or more of the following purposes provided that the ground floor area of any establishment does not exceed 6,000 square feet. The minimum floor area for each dwelling unit or apartment is 400 square feet.

- (a) Retailing of consumer goods and dispensing of consumer services from the following establishments:
 - (1) Antique shops through (32) [No change in text.]
 - (33) Shopkeeper Units (See Section 113.0103)
 - (334) Sporting goods stores
 - (34<u>5</u>) Stationers
 - (356) Travel agencies
 - (367) Variety stores
- (b) through (f) [No change in text.]

§1510.0310 through §1510.0314 [No change in text.]

Chapter 15: Planned Districts Article 12: Mid-Cities Community Planned District Division 3: Zoning

§1512.0301 through **§1512.0304** [No change in text.]

§1512.0305 Commercial Zones (CN, CL, CV, NP) - Permitted Uses

(a) No building or improvement, or portion thereof, shall be erected, constructed, converted, established, altered, or enlarged, nor be used except for one or more of the purposes indicated with an "P" in Table 1512-03I. No use may be conducted outdoors on any premises except as indicated by footnote 4, or by specific reference.

Legend for Table 1512-03I
"P" = Permitted
"-" = Not Permitted

Table 1512-03I

Permitted Uses Table

Permitted Uses	CN-1,2 CN-1A,2A CL-1 ⁽⁶⁾ CL-3 CL-6 CV-1,2,4	CL-2 ⁽⁶⁾	CN-3,4 ⁽²⁾ CV-3 ⁽²⁾	CL-5 ⁽⁶⁾	NP- 1,2,3
Advertising, Secretarial & Telephone					
Answering Services					
through					
Shoe Repair Shops [No change in text.]					
Shopkeepers Units (See Section					
113.0103) (Subject to Specific Zone	$\mathbf{P}^{(10)}$	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Limitations</u>)					
Sporting Goods Stores					
through					
Accessory Uses determined by the					
Development Review Director to be					
appropriate in character and placement in					
relationship to a primary use.					

Footnotes for Table 1512-03I [No change in text.]

(b) [No change in text.]

§1512.0306 through §1512.0312 [No change in text.]

Chapter 15: Planned Districts Article 16: Old Town San Diego Planned District Division 3: Zoning and Subdistricts

§1516.0301 Permitted Uses

It is the purpose of this section to specify certain groupings of uses to be encouraged or emphasized based on each subareas physical, historical, and functional conditions.

- (a) In the following subareas, no building or improvement or portion thereof shall be erected, constructed, converted, established, altered or enlarged, nor shall any premises be used except for one or more of the following purposes:
 - (1) and (2) [No change in text.]
 - (3) Core.
 - (A) [No change in text.]

- (B) The following uses are permitted provided that they do not occupy ground floor frontage and are located above or behind a permitted use designated in Section 1516.0301(c).
 - (i) through (iv) [No change in text.]
 - Shopkeepers Units (See Section 113.0103)
- (4) through(7) [No change in text.]
- (b) [No change in text.]

§1516.0302 through **§1516.0303** [No change in text.]

